HURRICANE CITY
UTAH

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City Manager Kaden DeMille

Planning Commission

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Shelley Goodfellow, Alternate Chair
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Paul Farthing
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Michelle Cloud
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting Agenda

May 25, 2023
5:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:00 p.m. - Planning Commission Business:

1. Presentation and Discussion on the Downtown Master Plan

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remains the same. Located at approximately 250 N and 2800 W.

OLD BUSINESS

1. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob Views, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.

NEW BUSINESS

1. 2023-ZC-12: Discussion and consideration of a recommendation to the City Council on a Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remains the same. Located at approximately 250 N and 2800 W. Sunwood Homes of Southern Utah Applicant. James Jessop Agent.
2. 2022-PP-13: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky Valley West, a 24 lot single family subdivision located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
3. 2023-PP-15: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sky Ridge PDO, a two lot subdivision located at 100 N 2600 W. Shadow Glen 420 Inc Applicant. Frank Lindhart Agent.
4. 2023-AFP-11: Discussion and consideration of a recommendation to the City Council on an amended final plat for Sky Valley Phase 1A located at approximately 3100 W Coronado Dr. Shoshone Land Co Applicant. Frank Lindhardt Agent.
5. 2023-CUP-10: Discussion and consideration of a possible approval of a sign of greater height and size located at 505 S Sand Hollow Road. Blow Sand LLC/Glampers Inn Applicant. Turnbow Signs Agent.
6. 2023-PSP-12: Discussion and consideration of a possible approval of a preliminary site plan for the LDS Seminary Building located at 310 W 100 S. Mike Davey, BHD Architects Applicant.
7. 2023-PP-16: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Azure Ridge, a two lot commercial subdivision located at the northwest corner of Turf Sod Road and Sand Hollow Road. David Crowther Applicant. Dave Nasal Agent.
8. 2023-PSP-13: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a family fun center located at the corner of N Coral Canyon Blvd and Foothills Canyon Dr. The Rush Funplex Applicant. Matt Gertge Agent.
9. 2023-PSP-14: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane West LDS Meetinghouse, located at 4300 W Dixie Springs Dr. Brittany Johnson, Uncommon Architects Applicant. Darin Mano Agent.
10. Discussion on the Pearce Cabins onsite management plan
11. Continued discussion and presentation on the Downtown Master Plan (if needed)
12. Discussion and presentation on inclusionary zoning

Approval of Minutes:

1. April 27, 2023

Adjournment

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	
Type of Application:	City Master Plan
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	Ben Levenger w/ Downtown Redevelopment
Request:	Review and make a recommendation on an updated Downtown Master Plan

Discussion: This is the proposed draft for the Downtown Master Plan. The City was able to fund this plan with a 90% match grant from UDOT. The planning process started in October of 2022 and has gone through several steps as shown on the graphic on the next page. The General Plan recommends that the City create a downtown master plan to help create a "vibrant downtown". This plan seeks to help achieve this goal and accomplish others sets out in the General Plan as follows:

HURRICANE CITY GENERAL PLAN

HERITAGE AND CULTURE GOAL 3: PROTECT AND REVITALIZE DOWNTOWN HURRICANE

In its historical center, downtown Hurricane is both an iconic rural Utah town that gives Hurricane its unique character and is an economic engine for the City of Hurricane, drawing visitors from all over.

POLICIES

3.1. Hurricane will strive to preserve the small town feel and rural character of its historic Downtown area.

3.2. Hurricane supports infill development and redevelopment in the Downtown.

3.3. New development and redevelopment in the Downtown should be planned and designed to be compatible with the character of the historic period architecture and should be landscaped to enhance the pedestrian experience and overall look of the area.

3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle connectivity to the surrounding neighborhoods.

Downtown Master Plan Project Schedule

3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

3.6. The City encourages and sponsors occasional promotional activities (e.g. farmer's market, Peach Days) to bring people downtown.

3.7. The City encourages interim uses of vacant lots and buildings Downtown (i.e. holiday markets) to draw people to the area.

STRATEGIES

3.1. Develop a Downtown/historic main street master plan and accompanying zoning or overlay development standards to address:

a. Mixed Uses;

b. Design Standards;

c. Infill Standards;

d. Building Facades;

e. Public Realm Enhancements;

f. Gathering Places

3.2. Explore the redevelopment of the community center area as a catalyst project to revitalize the downtown area. Conduct a fiscal impact study to understand the amount of tax revenue, jobs, and other benefits such a project could provide while considering the cost of service.

3.3. Beautify Downtown's public spaces by enhancing landscaping, updating public furnishings, and establishing a façade improvement program to incentivize business owners to update their storefronts.

3.4. Explore funding grants such as CDBG Block Grants to accomplish downtown vibrancy goals.

3.5. Develop a Downtown community arts program and district to display public art.

3.6. Create a Parking Plan for the Downtown area.

3.7. Review City codes to identify possible regulatory barriers to Downtown development and identify possible incentives to support the types of development that the City supports. Options could include:

a. Consider a Downtown District form-based code

b. Evaluate parking requirements

c. Waive or reduce local development fees

d. Review project permitting processes for redundancies/inefficiencies

e. Consider a grant program to help local businesses update facades on buildings or provide for additional updates.

(Hurricane City 2021 General Plan, pp 28)

Key Inputs and Creation Process

The proposed Master Plan had a variety of input from several stakeholders.

- Steering Committee: Planning staff, a member of the Planning Commission (Rebecca Bronemann), a member of the City Council (Kevin Thomas), a representative from the Hurricane Valley Chamber of Commerce, a representative from UDOT, the consultant team, and the City Manager met once a month to provide guidance and direction on each step of the plan. This committee made recommendations on public input, draft details, and recommendations within the plan.
- Public Input: During the process, the plan aimed at gathering a variety of input stakeholders. This included two online surveys, three public input open houses, and invited key stakeholders to smaller workshops and stakeholder meetings. These inputs can be found on page 39 and the appendix.
- Analysis: The consultant team performed economic research, walking surveys, gathered and reviewed public data, and reviewed traffic data from UDOT to help make recommendations within the plan. Generally, these recommendations have been reviewed by staff, the steering committee, and the public.

Key Sections

The following are key parts of the plan:

- Existing Conditions: This is the first section of the proposed master plan. This chapter reviews the current condition of the downtown and provides feedback on what conditions support the goals of the plan and what areas need additional work.
- Market Analysis: This chapter reviews the local economy and market to help guide what type of development is needed and could be viable within the downtown.
- Public Input Synopsis: This section summarizes the public feedback received. The full public input can be found in the appendixes.
- Draft Recommendations: This chapter contains draft recommendations for land use, built environment, urban design, transportation, housing, and more. These include additional details on how to achieve the recommendation.
- Implementation Strategies: This chapter gives general timelines for accomplishing the policies within the plan and prioritization.

Planning Commission Workshop
Staff plans to review the full proposed Downtown Master Plan with the Planning Commission on May 25, 2023 as a special work session. Staff recommends that the Planning Commission members review the plan and come ready to discuss and make any recommendations on any changes needed.

HURRICANE DOWNTOWN

MASTER PLAN

Downtown Redevelopment Services
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

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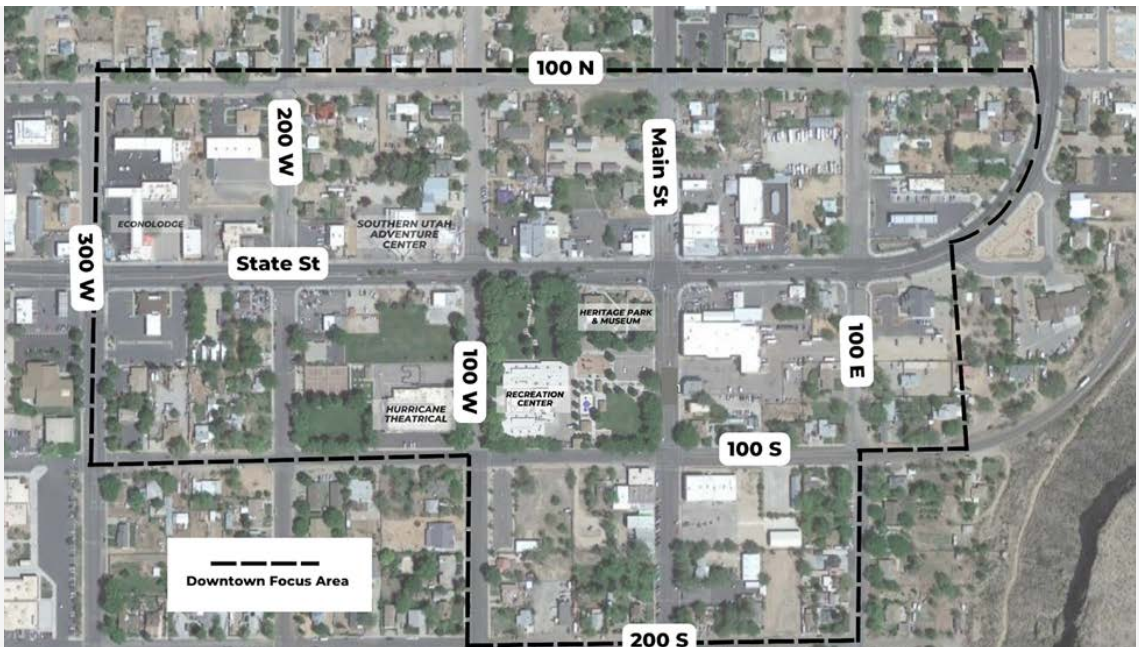
01

EXISTING CONDITIONS

Introduction

Hurricane City, Utah, pronounced "Her-ah-kun" by locals, is located on the eastern edge of the St. George metropolitan service area which covers south-central Washington County.

The city is a rapidly growing gateway community for the popular Zion National Park, located about 25 miles to the east on UT-9.



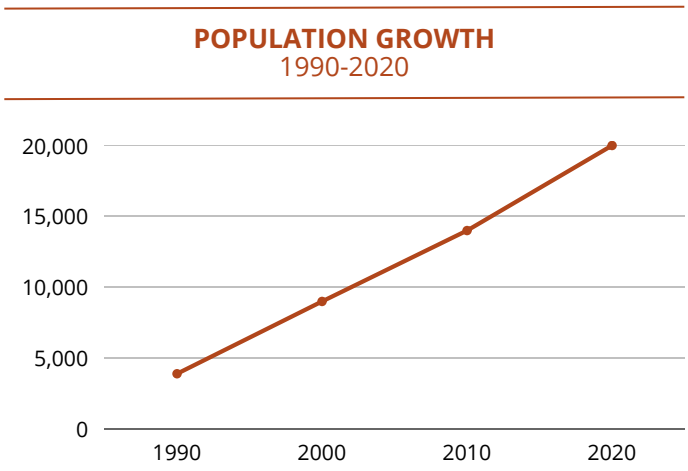
In addition to the National Park, other notable tourist destinations and geographic features include Sand Hollow State Park, Quail Creek State Park, and the Virgin River, public lands, trail systems and golf courses, giving Hurricane national exposure as a desirable place to live.

Interstate 15 forms the northwest border of the municipality while 300 W and 100 E along the State Street corridor are the main bounding features of downtown.

Demographic Analysis

Population

Hurricane's population has grown significantly over the past four census counts. Climbing from 3,915 in 1990 to 20,036 in 2020, the population has grown by more than five-fold.



The city's racial makeup is 85.9% White, 1.0% Native American, 0.8% Asian, 0.6% Pacific Islander, and 0.4% African American or Black. Of the remainder, 4.3% are of another race and 7.1% are of two or more races. The population is 85.7% non-Hispanic and 10.2% Hispanic, growing from 7.2% Hispanic in 2010 due to significant in-migration in recent years.

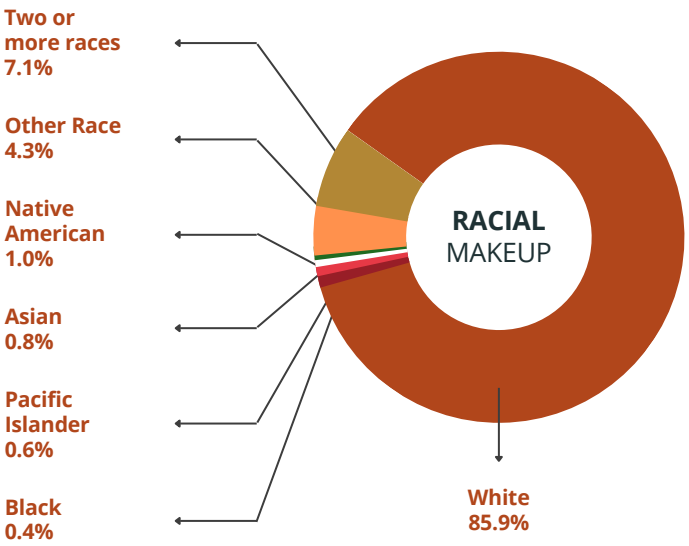
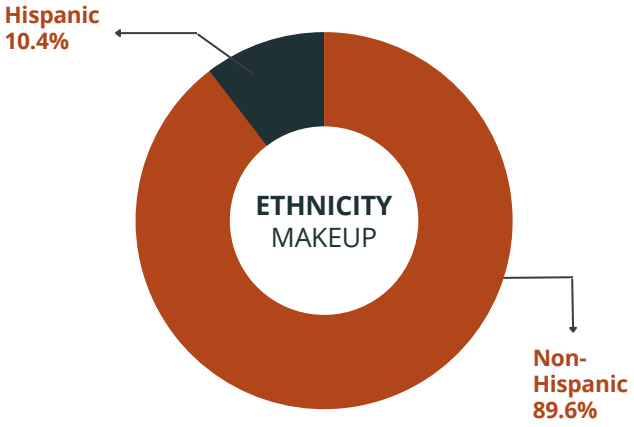


Figure 1: Racial and Ethnicity Makeup

Moreover, the in-migration has resulted in the community also boasting a high multilingual percentage, specifically 9.6% who speak a non-English language at home, predominantly Spanish.



HURRICANE CITY RACIAL MAKEUP	
2020 DECENNIAL CENSUS	
White	85.9%
American Indian and Alaska Native	1.0%
Asian	0.8%
Native Hawaiian and other Pacific Islander	0.6%
African American or Black	0.4%
Other Race	4.3%
Two or More Races	7.1%

HURRICANE CITY ETHNICITY MAKEUP	
ACS 2021 5-YEAR ESTIMATE	
Non-Hispanic	85.7%
Hispanic	10.2%

Approximately 52.3% of residents are male, and 47.7% are female, a near-even split consistent with most communities.

The median age is 38.4 years, significantly higher than the state median; however, the city's median is on par with that of the county and nation.

RESIDENT AGE DISTRIBUTION		
2021 ACS 5-YEAR ESTIMATE		
Age Group	**# of Individuals**	**Percentage**
Under 5 years	1,373	7.0%
5 to 9 years	1,183	6.1%
10 to 14 years	1,301	6.7%
15 to 19 years	1,286	6.6%
20 to 24 years	1,207	6.2%
25 to 29 years	812	4.2%
30 to 34 years	1,714	8.8%
35 to 39 years	1,160	5.9%
40 to 44 years	1,072	5.5%
45 to 49 years	1,095	5.6%
50 to 54 years	851	4.4%
55 to 59 years	1,273	6.5%
60 to 64 years	1,595	8.2%
65 to 69 years	1,035	5.3%
70 to 74 years	1,021	5.2%
75 to 79 years	759	3.9%
80 to 84 years	480	2.5%
85 years and over	284	1.5%

Figure 2: Resident Age Distribution

Due to the relocation of an aging population to the southern portion of Utah, the city has witnessed a rise in median age, climbing from 31.2 in 2010 to 38.4 years in 2021. A significant 33.1% of Hurricane City's population is 55 years old or older.

Hurricane's median age and trends are sustainable and are characteristic of a family-oriented community. Moreover, the city's age distribution shows promise of sustained population growth with a large percentage of minors and young adults. As those above 55 years continue to age, there will be a need for supportive services such as increased healthcare, assisted living, and disability access.

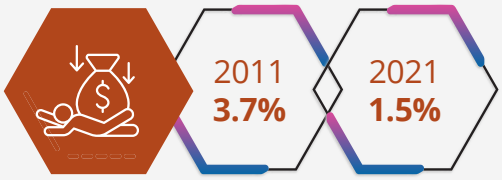
High school graduation, including equivalency, among Hurricane residents aged 25 years and over, has been trending upward over the past decade, from 91.4% in 2011 to 94.1% in 2021. The percentage of residents with bachelor's degrees or higher is also trending upward, from 20.7% in 2011 to 22.3% in 2021. The data in Figure 3 below outlines percentages and total assumed calculations of educational attainment by typology.

HURRICANE CITY EDUCATIONAL ATTAINMENT		
2021 ACS 5-YEAR ESTIMATE		
Less Than High School	772	5.9%
High School Graduate (Includes Equivalency)	3,498	26.6%
Some College	5,942	45.2%
Bachelor's Degree	2,057	15.6%
Master's Degree	507	3.9%
Professional School Degree	261	2.0%
Doctorate Degree	114	0.9%
High School Graduate or More (Includes Equivalency)	12,379	94.1%
Bachelor's Degree or More	2,939	22.3%

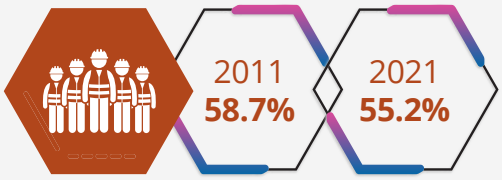
Figure 3: Educational Attainment

Employment

Among residents aged 16 years and over, 8,380 residents are in the civilian labor force and experience an unemployment rate of 1.5%. The unemployment rate is down from 3.7% in 2011 due to the national rebound from the Great Recession. Hurricane's labor force participation has decreased slightly from 58.7% to 55.2% from 2011 to 2021.



UNEMPLOYMENT RATE



LABORFORCE PARTICIPATOIN

For city residents, the following NAICS sectors are ranked from most common to least common for industry employers. The median earnings in Utah for the respective industry for the past 12 months are listed in the right column, including part-time and full-time employees. This data does not include individuals who work inside the city and live elsewhere, but rather only those living in the city. The three most common sectors in Hurricane are retail trade (15.13%); accommodation and food services (13.34%); and health care and social assistance (12.91%).

EMPLOYMENT BY INDUSTRY			
Industry	**# of employees**	**%age**	**Utah Industry Median Earnings**
Retail trade	1,249	15.13%	$27,113.00
Accommodation and food services	1,101	13.34%	$15,301.00
Health care and social assistance	1,066	12.91%	$35,430.00
Transportation and warehousing	800	9.69%	$43,970.00
Educational services	774	9.38%	$34,301.00
Construction	748	9.06%	$45,124.00

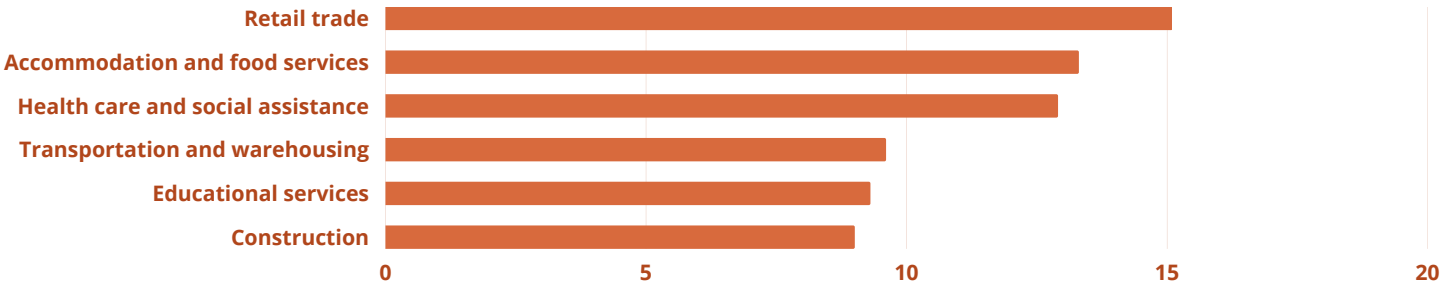


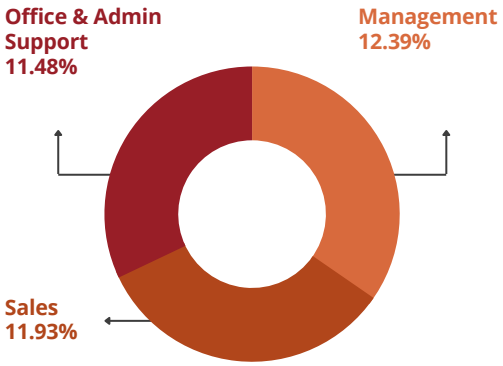
Figure 4: Employment by Industry (Percentages)

The figures below represent the number of Hurricane residents employed in each respective occupation. Utah median earnings are provided for each NAICS category on the furthermost right column. These figures are a cumulative average of earning over 12 months, including part-time and full-time employees.

EMPLOYMENT BY OCCUPATION			
Occupation	**# of employees**	**%age**	**Utah Occupational Median Earnings**
Management occupations	1,023	12.39%	$71,842.00
Sales and related occupations	985	11.93%	$34,639.00
Office and administrative support occupations	948	11.48%	$31,211.00
Building and grounds cleaning and maintenance occupations	579	7.01%	$20,719.00
Food preparation and serving related occupation	545	6.60%	$13,100.00
Production occupations	491	5.95%	$35,869.00

Figure 5: Employment by Occupation

The three most common occupations in Hurricane are management occupations (12.39%); sales and related occupations (11.93%); and office and administrative support occupations (11.48%).

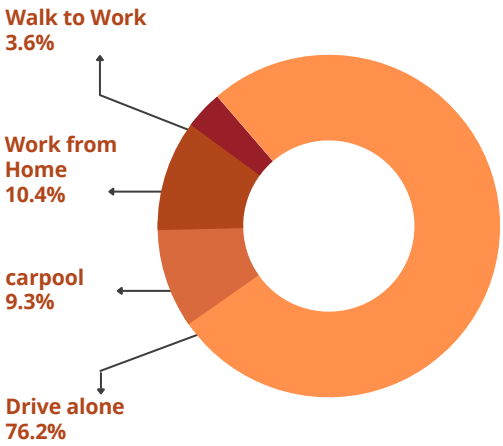


Commuting and Transportation Habits

For workers 16 years and over, 2021 commuting patterns were heavily auto dependent with a total of 85.5% of Hurricane residents commuting by driving, of which 76.2% drove alone and 9.3% carpooled. A significant 10.4% of residents worked from home, while just 3.6% walked to work. Residents' average commute to work is 22.5 minutes, comparable to state and national averages but slightly higher than the county average. The data below shows the breakdown of commute times among Hurricane residents.

COMMUTE TIME BREAKDOWN			
Commute Time	**Percentage**	**Commute Time**	**Percentage**
Less than 10 minutes	21.6%	30 to 34 minutes	14.0%
10 to 14 minutes	12.3%	35 to 44 minutes	5.5%
15 to 19 minutes	7.1%	45 to 59 minutes	5.2%
20 to 24 minutes	17.7%	60 or more minutes	3.4%
25 to 29 minutes	13.2%		

Figure 6: Commute Time Breakdown



Hurricane City is served by road and air infrastructure. The city is landlocked and lacks navigable waterways.

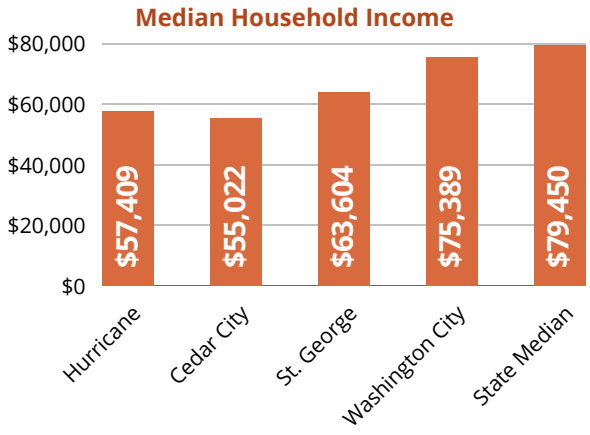
The city is served by Interstate 15 on its northwestern border, connected primarily via Utah State Route 9 at exit 16. S.R. 9 also connects with S.R. 17 in La Verkin before going on to connect with Interstate 15 north of Toquerville at exit 27. The interstate is the primary connection to nearby communities including St. George, to Salt Lake City 290 miles to the north, and Las Vegas, Nevada 138 miles to the south of Hurricane

There are three state routes that run through Hurricane: State Routes 9, 59, and 7. Utah State Route 9 begins in Hurricane, at Harrisburg Junction. It travels east into Downtown Hurricane, forming State Street, before turning north towards La Verkin. Additional connections along this road include Zion National Park and S.R. 89. Second, S.R. 59 extends outward from the intersection of S.R. 9 and Main Street. Lastly, S.R. 7 (i.e., Southern Parkway) originates due south of Downtown Hurricane, connecting the city to Washington and South St. George.

Hurricane Municipal Airport, situated in the south Hurricane, is the only public airport. The municipal airport provides very limited service, with just one runway, no taxiway, and service for only small personal aircraft. Nearby, the St. George Regional Airport provides limited commercial service to hubs such as Salt Lake City, Denver, Phoenix, Los Angeles, and Dallas-Fort Worth. Approximately 130 miles away, the recently renamed Harry Reid International Airport is the closest international airport. There is currently no intra-city public transportation, but shuttle service does exist with Salt Lake City, Las Vegas, and Southern California by way of St. George.

Income and Poverty

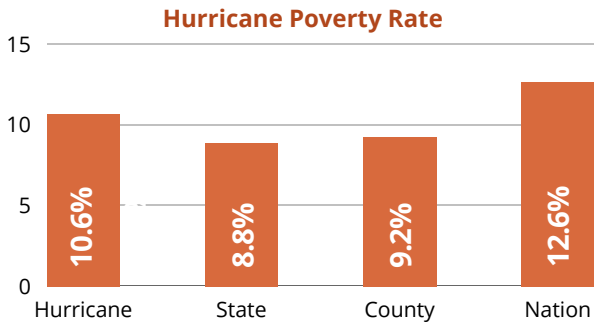
The 2021 **median household income** in Hurricane is $57,409, which is comparable to Cedar City's $55,022 and St. George's $63,604; however, it is much lower than Washington City's $75,389. It is also lower than the state median household income of $79,450. Hurricane's median household income has increased slightly from $51,146 in 2011.



The **per capita income adjusted for inflation** has also increased slightly from $21,133 in 2011 to $27,086 in 2021. The median income is $70,513 for married-couple families and $28,465 for non-family households.

PER CAPITA INCOME

The **poverty rate** in Hurricane of 10.6% is higher than the state's 8.8% and the county's 9.2% but lower than the nation's 12.6%. While the City's poverty rate is much lower than the nation, the 10.6% of residents living in poverty demonstrates a mixture of various socio-economic conditions within the community.



Housing

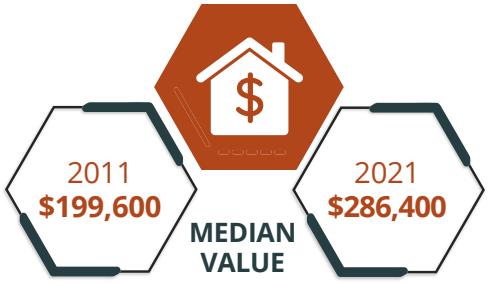
Hurricane's housing stock consists of 7,791 units (ACS 2021 5-Year Estimate) compared to 5,252 (2010), a 48.3% increase. The city's housing supply is primarily occupied (87.5%,) with only 12.5% (974) of the units being vacant. Of the 6,142 occupied units, 4,616 (75.15%) are owner-occupied and 2,201 (35.84%) are renter occupied.

HOUSING STOCK

The Zillow-reported **median rent** is $2,399, up from $355 over last year, resulting in an estimated 54.5% of Hurricane renters being considered cost-burdened, classified as more than 30% of household income in the past 12 months.

MEDIAN RENT

The median value of an owner-occupied house is $486,000, up from $199,600 in 2011. The selected monthly owner costs (SMOC) for owners with a mortgage are $1,433, resulting in 27.4% of Hurricane households with a mortgage being cost-burdened. For owners without a mortgage, the SMOC is $390, resulting in 6.2% of Hurricane households without a mortgage being cost-burdened. The average household size is 2.7 persons, which is on par with the county, state, and national averages.



Consumer Expenditures

The data provided in this section highlights the estimated consumer expenditures for 2021 within Hurricane City.

(Source: EASI)

TOTAL CONSUMER EXPENDITURES					
Category	**City Total**	**Avg. per household expenditure**	**% of Total Spending**	**UT %**	**US %**
Food	$54,753,00	$8,914	13.0%	12.8%	12.7%
Housing	$135,889,000	$22,124	32.4%	32.0%	32.4%
Apparel and services	$12,031,000	$1,958	2.9%	2.9%	3.0%
Transportation	$72,009,000	$11,724	17.1%	17.0%	16.8%
Healthcare	$35,603.000	$5,796	8.5%	7.9%	7.9%
Entertainment	$21,136,000	$3,441	5.0%	5.1%	4.9%
Personal care products and services	$5,076,000	$826	1.2%	1.2%	1.2%
Reading	$629,000	$102	0.1%	0.1%	0.1%
Education	$9,261,000	$1,507	2.2%	2.5%	2.5%
Tobacco products and smoking supplies	$2,097,000	$341	0.5%	0.5%	0.5%
Cash contributions	$13,497,000	$2,197	3.2%	3.2%	3.2%
Personal insurance and pensions	$48,385,000	$7,877	11.5%	12.4%	12.3%
Total Annual Expenditures	**$419,948,000**	**$68,373**			

Figure 7: Total Annual Consumer Expenditures

Consumer expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The two most significant differences between Hurricane and the state / national percentages are for healthcare and personal insurance and pensions.

Healthcare makes up 0.6% more of consumer expenditures in the city than the rest of the state or nation, and personal insurance and pensions make up 0.9% and 0.8% less of consumer expenditures in the city than the rest of the state and nation respectively.

Food expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Notably, food expenditures in the city are skewed more towards food at home when compared to the state and nation. In contrast, expenditures on food away from home are proportionately lower for the city than the state and nation. All other expenditures listed in the table below are comparable between the city, state, and nation.

CONSUMER EXPENDITURES ON FOOD				
	Total	**% Of Total**	**UT %**	**US %**
Food at home	$31,207,000	57.00%	55.8%	55.9%
Food away from home	$23,544,000	43.00%	44.2%	44.2%
Cereals and bakery products	$3,957,000	7.23%	7.1%	7.0%
Dairy products	$3,136,000	5.73%	5.6%	5.4%
Fruits and vegetables	$5,917,000	10.81%	10.6%	10.7%
Nonalcoholic beverages	$3,013,000	5.50%	5.3%	5.3%
Food prepared by the consumer unit on out-of-town trips	$435,000	0.79%	0.8%	0.8%
Food on out-of-town trips	$2,530,000	4.62%	4.9%	4.8%
Alcoholic beverages	$3,959,000	7.23%	7.3%	7.0%
Total food expenditures	**$54,753,000**			

Figure 8: Consumer Expenditures on Food

Household and housing expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON HOUSING				
	Total	**% Of Total**	**UT %**	**US %**
Household operations	$10,915,000	8.0%	8.2%	7.8%
Housekeeping services	$943,000	0.7%	0.7%	0.7%
Household furnishings and equipment	$14,053,000	10.3%	10.5%	10.1%
Household textiles	$873,000	0.6%	0.6%	0.6%
Furniture	$3,437,000	2.5%	2.6%	2.5%
Floor coverings	$172,000	0.1%	0.1%	0.1%
Major appliances	$2,199,000	1.6%	1.6%	1.5%
Small appliances	$300,000	0.2%	0.2%	0.2%
Miscellaneous household equipment	$6,605,000	4.9%	4.9%	4.7%
Total housing expenditures	**$135,889,000**			

Figure 9: Consumer Expenditures on Housing

Apparel expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation.

CONSUMER EXPENDITURES ON APPAREL				
	Total	**% Of Total**	**UT %**	**US %**
Men and boys	$2,921,000	24.3%	24.6%	23.9%
Men, 16 and over	$2,241,000	18.6%	18.9%	18.4%
Boys, 2 to 15	$714,000	5.9%	6.1%	5.8%
Women and girls	$4,508,000	37.5%	37.2%	37.3%
Women 16 and over	$3,821,000	31.8%	31.6%	31.7%
Girls, 2 to 15	$703,000	5.8%	5.9%	5.8%
Children under 2	$561,000	4.7%	4.7%	4.1%
Footwear	$2,523,000	21.0%	20.8%	22.0%
Other apparel products and services	$1,501,000	12.5%	12.8%	12.7%
Total apparel products and services expenditures	**$12,031,000**			

Figure 10: Consumer Expenditures on Apparel

Transportation expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. The most significant differences are for vehicle purchases (net outlay) and public and other transportation. While 40.6% of the nation's transportation expenditures are on vehicle purchases (net outlay), a slightly higher 41.4% of Hurricane's transportation expenditures are in this category. This may demonstrate a preference for larger or custom (e.g., crossovers, trucks). On the contrary, public and other transportation makes up 1.2% less of consumer expenditures in Hurricane than the nation. The disparity is likely due to the lack of intra-city public transit.

CONSUMER EXPENDITURES ON TRANSPORTATION				
	Total	**% Of Total**	**UT %**	**US %**
Vehicle purchases (net outlay)	$29,840,000	41.4%	41.5%	40.6%
Gasoline and motor oil	$14,000,000	19.4%	19.1%	19.1%
Other vehicle expenses	$22,896,000	31.8%	31.6%	32.1%
Public and other transportation	$5,143,000	7.1%	7.8%	8.3%
Total transportation expenditures	**$72,009,000**			

Figure 11: Consumer Expenditures on Transportation

Healthcare expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. With the influx of older residents, it is likely that healthcare expenditures will rise in the coming years.

CONSUMER EXPENDITURES ON HEALTHCARE				
	Total	**% Of Total**	**UT %**	**US %**
Health insurance	$23,971,000	67.3%	67.1%	68.1%
Medical services	$6,950,000	19.5%	20.2%	19.3%
Drugs	$3,354,000	9.4%	9.0%	9.0%
Medical supplies	$1,333,000	3.7%	3.7%	3.6%
Total healthcare expenditures	**$35,603,000**			

Figure 12: Consumer Expenditures on Healthcare

Entertainment expenditure distribution within Hurricane is comparable to that of the state of Utah and the nation. Yet, it varies the most from state and national distributions among the various consumer expenditure categories.

CONSUMER EXPENDITURES ON ENTERTAINMENT (THOUSANDS)				
	Total	**% Of Total**	**UT %**	**US %**
Fees and admissions	$6,083,000	28.8%	31.0%	31.1%
Audio and visual equipment and services	$6,474,000	30.6%	29.0%	30.6%
Pets, toys, hobbies, and playground equipment	$5,909,000	28.0%	26.8%	25.6%
Other entertainment supplies, equipment, and services	$2,690,000	12.7%	13.1%	12.9%
Total entertainment expenditures	**$21,136,000**			

Figure 13: Consumer Expenditures on Entertainment (Thousands)

Retail sales by sector varies much more greatly than the tables above. This can be attributed to the lack of, or limited, retail offerings in Hurricane, resulting in expenditures on these categories outside of the municipality. While numerous amenities and service based outlets are present in the municipality, there are likely missing amenities and/or services resulting in missed tax revenue. causing expenditures on necessity purchases outside of the municipal boundaries.

While numerous amenities and service-based outlets are present in the municipality, there are likely missing services and amenities community wide that are creating a lack of expenditures, due to the small market size within the city limits. However, these retail sectors may or may not be met through the larger trade areas throughout the region. If further detail is desired, a comprehensive market analysis must be completed.

Two retail sectors are underserved within the city limits – electrical and appliances stores and sporting goods stores. These specific sectors are likely met within the regional context, and may be provided locally as the City continues to grow and diversify. Non-served sectors aside, several sectors receive a markedly different share of retail sales in Hurricane than statewide or nationwide. Sectors with notable differences include motor vehicle store sales; gasoline stations store sales; general merchandise store sales; non-store purchases sales; and food services.

RETAIL SALES BY SECTOR				
	Total	**% Of Total**	**UT %**	**US %**
Motor Vehicles Store Sales	$119,137,000	38.2%	21.5%	21.3%
Furniture and Home Furnishings Store Sales	$1,800,000	0.6%	2.7%	1.8%
Electrical and Appliances Store Sale	$0	0.0%	1.0%	1.2%
Building Materials and Garden Store Sales	$11,425,000	3.7%	6.6%	6.6%
Food and Beverage Store Sales	$41,603,000	13.3%	8.9%	13.4%
Health and Personal Care Store Sales	$9,901,000	3.2%	2.7%	5.3%
Gasoline Stations Store Sales	$41,137,000	13.2%	6.8%	6.5%
Clothing and Accessories Store Sales	$195,000	0.1%	2.6%	3.1%
Sporting Goods Store Sales	$0	0.0%	1.9%	1.4%
General Merchandise Store Sales	$52,595,000	16.9%	13.2%	11.5%
Miscellaneous Store Sales	$1,320,000	0.4%	2.0%	2.1%
Nonstore Purchases Sales	$19,979,000	6.4%	22.8%	16.4%
Food Services	$12,823,000	4.1%	7.4%	9.5%
Total Retail Sales (including Food Services)	**$311,913,000**			

Figure 14: Retail Sales by Sector

Built
Environment

A detailed baseline analysis of existing conditions is a vital precursor to formulating downtown strategies and recommendations. Outlined in this section are the results of a thorough assessment, highlighting data retrieved from open-source databases and visual inspections of the downtown area depicted in the graphic above. Below are the specific finding classifications that were reviewed:

Built Environment
Vertical infrastrucrure and architecture

Urban Design
Public spaces and sidewalk systems

Infrastructure
Sanitary, electric, storm sewer

Pedestrian and Vehicular Circulation
Roadway and crosswalks

Real Estate and End-User Mixture
Housing, businesses, parcels and land

For the existing conditions analysis, Downtown Hurricane has been divided into minor study areas (i.e., groupings of blocks) to help improve the nuance of the findings.

These study areas, outlined in Figure 15 on the right, were each studied independently, allowing for a detailed analysis of the current conditions and deepened understanding of how they will impact the overall future goals of the downtown.

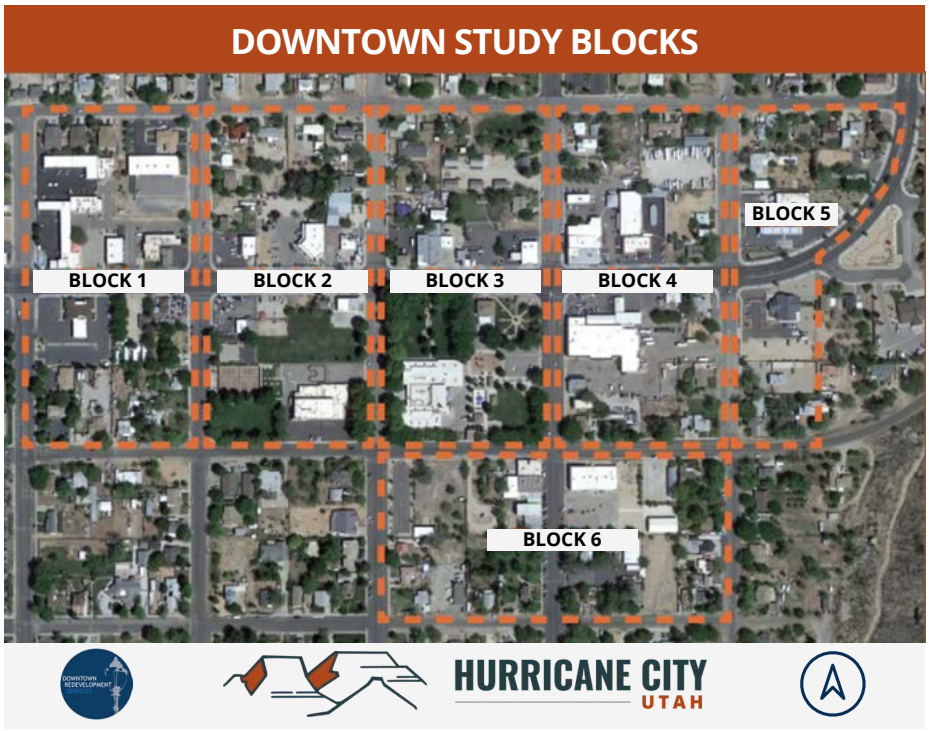


Figure 15 - Downtown Study Area

These existing conditions are the first informational chapter of the overall downtown master plan, focusing on outlining the current conditions witnessed within the downtown corridors. Physical ailments, pedestrian uses, and even visible or perceived roadblocks were identified, each providing for a deepened level of understanding to help plan for the future of Downtown Hurricane.

Overall Findings

Outlined below are the findings from on-site investigations completed during November 2022 and open-source databases. The information provided is not meant to be a comprehensive list yet is provided to explain a clear vision of how an outsider witnesses the downtown, the interaction of residents, and the overall downtown atmosphere. The findings are prepared to outline general themes and do not propose to make assessments of individual properties.

1. **The corridor lacks general identity and distinguishable characteristics.**
2. **Building forming and massing is not providing a distinct look or feel.**
3. **The downtown is currently underserved in site amenities, limiting the time individuals or groups desire to be downtown.**
4. **A handful of asset buildings exist, including: the 1950s hotel; historic main street building; small close-to-the-street historic brick store buildings (found in blocks 2, 3, and 4); and the Heritage Park and its buildings.**
5. **Buildings throughout the study area demonstrate a substantial variety in size and purpose yet have limited ties or unifying characteristics together.**
6. **Gateway signage or area delineation are not properly identified within the downtown.**
7. **There is limited architectural uniformity in defining an existing corridor.**
8. **Vegetation and other softening features are generally lacking or misplaced, limiting their impact and resulting in an unpleasant pedestrian experience.**

Block-by-Block Findings

BLOCK 1

This area is bound by 300 W and 200 W to the West and East and 100 N and 100 S on the north and south sides respectively, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the westernmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

HOW DOES IT SCORE

The lack of continuous street-facing businesses does not promote slowing traffic or engagement with the businesses. In addition, the architectural styles are not distinguished nor add to Hurricane's sense of place, lacking historical ties or promotion.

The south side of area no. 1 has a used car auto dealer, laundromat, hair salon, and the local Zions Bank branch. The north side of the study block has a chiropractor's office, restaurant, sportswear store, vacant commercial space, and a small hotel. Most of these structures appear to be made of cement block and brick construction, with some facades consisting of stone or stucco.

No buildings in this block seem to exceed 30 feet in height and vary in setback distances from the road. The Econo Lodge hotel is setback just a few feet from the road with a cement block barricade around the outdoor pool that is positioned at the intersection of State Street, and N 300 W.

The Zions Bank branch is positioned on the corner of State Street and South 300 W creates an insignificant entrance to the downtown area because most of the parcel is paved from curb to curb, lacking any notable architectural elements, landscaping, and space-defining building masses.

URBAN DESIGN

HOW DOES IT SCORE

In area no. 1, there are no distinct or defining characteristics aiding in creating a sense of place within the downtown. The current urban form identifies the downtown corridor as "just another small town" in Utah. Perhaps the oldest building in this study block, the Econo Lodge hotel is a 1950s mid-century motel/hotel-style building with low horizontal roof angles and vintage balcony railings.

This nostalgic architecture helps to anchor the area by giving it some historical significance and a sense of permanence. Evenly spaced traditional acorn luminaire street lighting lines both sides of the street; however, there is a significant lack of climate-appropriate landscaping to enhance the existing buildings and streetscape.

INFRASTRUCTURE
(based on known datasets)

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance and upgrades, yet preparing a database for this would be useful in capital improvements planning.

- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Abandoned water lines of 8" and 14" run underneath State Street.*
- *One high-pressure 14" ductile iron water line following State Street before turning north onto 200W.*
- *One 10" polyvinyl chloride water line runs parallel to State Street.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a light near the NW corner of the hotel.*
- *Cast iron catch basins are present in the streetscape for stormwater drainage, and they are also present mid-block on the north side of State Street in some of the larger paved areas. All manholes are in the ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

The recently updated sidewalks, curbs, and streets make for easy traveling by automobiles.

However, the lack of a setback from the street for the sidewalk decreases both perceived and actual safety for pedestrians utilizing the sidewalks. The sidewalks are an average of 6 feet wide in this block area, with intermittent trees positioned between the pedestrians and the street. ADA ramps are placed at each intersection with marked crosswalks.

In addition, crosswalks crossing State Street are only present at the westernmost corner of this study block, all other crosswalks parallel State Street. Bicycle infrastructure is not currently allocated space or consideration for bicycle amenities in block 1.

State Street or SR-9 has two travel lanes in each direction, with a third lane for left turns at cross-street intersections. 300 W and 200 W are smaller streets with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from State Street. Overall, circulation is concentrated on State Street with limited access in and out of parking lots depending on the direction of travel due to curbed medians.

REAL ESTATE AND END-USER MIX

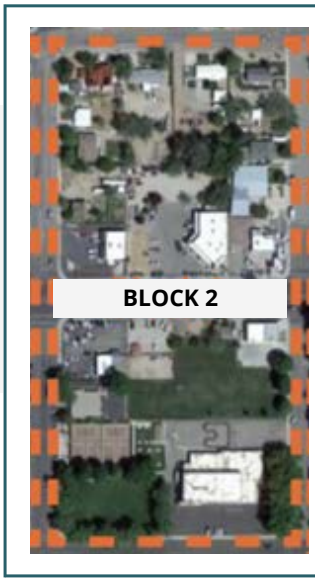
HOW DOES IT SCORE

Current tenants in the area are a Pizza Hut, offices, a massage studio, a sporting goods store, a hotel, a bank, and a used car dealer.

There are currently three retail space with frontage on State Street is currently inactive, which could host service or retail-based businesses. There are no other vacant spaces in this study area.

BLOCK 2

This area is bound by 200 W and 100 W to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.



BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

A greater mix of businesses and uses occupy this study block. The southern portion of this block hosts the Hurricane Valley Heritage Park, Family History Center, a used car dealership, an archery store, a market, and a single-family home.

The north side of the study area has a home furnishings store, an ATV rental and tours center, a fast-food restaurant, and an assisted living facility. The area is sparsely built, with the dominating features being paved surfaces for parking and driving.

The outdoor furnishings store is awkwardly oriented towards 200 W. Currently, the built form has a setback of 35 feet from the road with a swath of pavement between the building and the road, detracting from the definition of the commercial corridor. All the structures in this block are one story but have different setbacks or interactions to the street, a combination of their setback orientation or angle towards State Street.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

On the southwest corner of State Street and 100 W, a small one-story building can host up to four small service or retail-based businesses. This building adds to Hurricane's character with its traditional brick stucco architecture and small setback.

The building positioned at the northwest corner of State Street and 200 W, formerly a maverick gas station, has an appealing western-style architecture with an inviting covered front porch, harkening back to the area's history. In this study block, the corridor begins to have a landscaped median, adding much-needed greenery and interest to the thoroughfare.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure within block 2 is in good condition. There is no full data for maintenance or upgrades completed over the last decade.

- *Water infrastructure for the southern half of the study block is accessible only on 200 W and 100 W and not State Street, as the water line runs on the north side of the ROW providing water to the buildings on the north side of the corridor.*

- *New fire hydrants were installed in 2008 and 2009.*
- *All underground valves and valve boxes are in the ROW, ensuring the ability for proper maintenance and repairs.*
- *Underground secondary electrical lines (lateral or service feeders) supply electricity to the park and lights on the south side of the study block.*
- *Underground main lines supply electricity to all the businesses on the north side of the corridor in this study block, except for one residence at 44 N 200 W.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

Like the last study block, the central vehicular circulation occurs on State Street or SR-9; the primary difference for this section is a slightly elevated median that provides ample room for vegetation. 200 W on the west side of this block is more minor than State Street, with one lane of travel in each direction, a turn lane at State Street, and a parking lane on each side starting one-half block from state street.

100 W utilizes a stop sign instead of a traffic signal to cross the highway and has angled parking on both sides of the road, making for a narrower and calmer travel lane. Well-maintained narrow sidewalks cap both sides of the street above a six-inch curb.

ADA ramps are accessible at all marked crosswalks; however, the crosswalks are only presently paralleling State Street, and no bicycle amenities are present.

REAL ESTATE AND END-USER MIX

HOW DOES IT SCORE

The tenant mixture in this study block is less diverse than the first study block due to the abundance of in-front parking and large swaths of space utilized by the used car dealer.

Other tenants include a small market, home goods store, fast food diner, an adventure center, an assisted living home, and a few single-family homes. Two small commercial spaces with a history of service and retail use at approximately 117 W State Street are vacant. The City owns most of the block to the south of State Street. Additionally, there are plans by the municipality to build a multi-purpose recreational hall in this area.

BLOCK 3

100 W and Main Street bisects this area to the east to the west and 100 N and 100 S on the north and south sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This study block has a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

HOW DOES IT SCORE

Hurricane Valley Heritage Park and a local history museum and tourist information center border this study area. The north side of the study area has a Wells Fargo Bank, restaurant, barber shop, craft store, cafe, pawn shop, and a real estate agency office. This area has less land dedicated to parking lots than any other study area in this report.

The buildings across the street from the park are one story with similar form and position near the sidewalk or slightly recessed behind a small parking courtyard-like area. One building on the west side of this block is two stories with a hipped roof and stucco and stone exterior.

The Wells Fargo Bank, positioned on the eastern corner, uses almost 200 feet of street frontage for its parking lot and building combined, breaking up the continuous storefronts to the west.

URBAN DESIGN

HOW DOES IT SCORE

Block 3 is more inviting and conducive to pedestrian mobility and community gathering. The large park on the south side of State Street provides ample grass and shade with a sidewalk behind mature street trees.

Adding to the historical character of Hurricane, the local history museum's architecture and stone and iron fence bordering the public sidewalk are reminiscent of early Mormon settler architecture. The buildings across the street from the park, excluding the bank, are positioned next to the sidewalk, helping to define the corridor while inviting people to utilize the sidewalks. Street trees on this side of the street are smaller but help to shade the sidewalk for pedestrians.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Underground secondary lines supply electricity to the park and lights on the south side of the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Above-ground secondary electric lines supply electricity to the buildings on the north side of the street, equating to the most overhead lines out of the study blocks.*
- *Cast iron catch basins are in the streetscape for stormwater drainage. All manholes are in ROW for maintenance and repair access.*

While the intersection of State and Main has a crosswalk, the 2021 walking survey of the area called this intersection out as one of the most dangerous. Pedestrian accessibility is greatest in this study area because of the park's network of pathways and open space away from the traffic of State Street. In addition, there is a four-direction crosswalk with ADA accessibility at Main Street and State Street, one of the few crosswalks across the Highway. Moreover, the General Plan recommends that 100 W south of State Street in this area be closed for greater pedestrian access. No bicycle amenities are present.

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Automobile circulation is centralized around State Street with limited left turn mobility due to a landscaped median. The side streets, 100 W and Main Street, are quieter, with one lane of travel in each direction with a turn lane in the median at intersections. State Street and Main Street intersection has a traffic signal, while 100 W and State Street utilizes a stop sign.

REAL ESTATE AND END-USER MIX

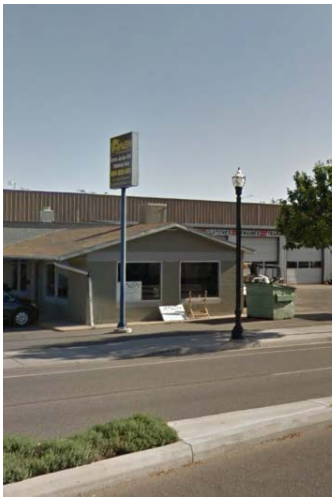
Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Single-family detached homes exist on the north side of the study block, and the municipally owned public park exists on the southern edge. Private businesses operate along the north side of State Street. A bank, pet shelter, restaurant, craft store, and a real estate broker's office are tenants on the north side of the highway. Two retail spaces in the middle of the block are vacant, yet in the process of renovation.

BLOCK 4

This area is bound by Main Street and 100 E to the West and East and 100 N and 100 S on the North and South sides, with State Street bisecting the area as a major thoroughfare and commercial corridor. This is the easternmost study block with a 3,200 linear feet perimeter.



BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has a variety of businesses. The south side hosts a health foods store, auto repair, tire shop, Mexican food restaurant, and canine recreation center and spa.

The north side of the study area has a laundromat, tanning salon, antique mercantile, florist, tattoo shop, and a short-term rentals. Over 50% of the land area of this block is paved for parking and driving with inconsistent building placement and form. A mix of parking between and in front of buildings, in combination with no landscaping or uniform setbacks, creates a cumbersome area to navigate by foot, bicycle, or vehicle.

The historic building on the corner of State Street and Main Street is the most defining structure in this area because of its traditional form and placement next to the sidewalk.

URBAN DESIGN

HOW DOES IT SCORE

The urban design of this specific area is non-descript except for the historic Main Street building north of the intersection with State Street. This two-story brick building has four storefronts and historic heritage apartments on the second floor. A well-maintained craftsman bungalow with large windows, brick and shingle exterior, and large roof overhangs, houses the canine recreation and spa center. Some other buildings show decay and discoloration on their stucco, detracting from the area's value and aesthetics.

PEDESTRIAN AND VEHICULAR CIRCULATION

HOW DOES IT SCORE

Like the other study areas, the vehicular transportation is concentrated in the main corridor of State Street. However, strip mall-style development (parking in front with large building setbacks) on the north side of State Street that is oriented perpendicular to the corridor creates a terminal and narrow shaped parking lot wedged between other buildings, making vehicular navigation cumbersome—navigating as a pedestrian is similar here to the other study areas. A six-foot-wide sidewalk abutting the curbs with intermittent street trees and no bicycle amenities.

INFRASTRUCTURE
(based on known datasets)

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

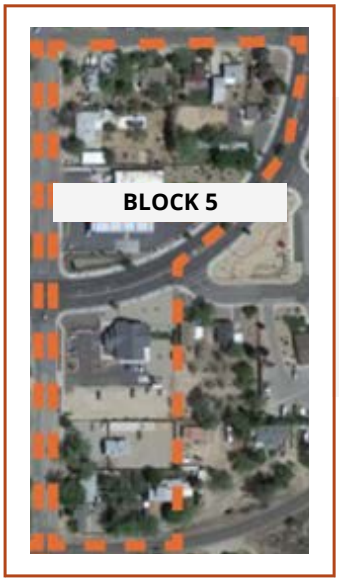
- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Below-ground electricity is the primary method of power distribution, with just one short overhead secondary line connecting to a house at 83 E State Street.*

REAL ESTATE AND END-USER MIX

HOW DOES IT SCORE

On the south side of State Street, current tenants include a veterinary clinic, Mexican restaurant, and a car mechanic. There is a recently renovated vacant auto body shop or commercial garage space at 46 E State Street with a large parking lot in front. On the north side of the study area, there is a single-family home, a vacant lot, and a strip mall with a tanning salon and laundromat. In the historic building on the corner of Main Street and State Street, there is an antique mercantile and florist with vacant units to the north on the ground floor. The upper level of the historic building is a mixture of vacancies and overnight accommodations.

BLOCK 5



This area is uniquely shaped compared to the other study areas, given the topographic features on the far eastern edge of Hurricane. Bound by 100 N and 100 S to the North and South, the east border of this area is defined partially following the northward curve of State Street (HWY 9), and then the border follows the rear property line of the parcels fronting S 100 E. mid-block.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Block 5 has a newly built veterinary hospital and maverick gas station situated across State Street from each other. North of the gas station are eight single-family residential properties. South of the veterinary clinic is four residential properties. State Street in the block curves northward, eventually perpendicular to the rest of the corridor to the west. A twelve-foot wide median with mature desert landscaping adds beauty to the streetscape while traffic calming around the curve of the Highway.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This area has quality urban design, in part due to the well-designed maverick gas station with western styling and the veterinary clinic's craftsman styling. Both new developments have desert-appropriate landscaping with swales for sequestering stormwater runoff – an aesthetic and functional feature. Most of the homes in the study block are charming older homes with large trees and maintained yards.

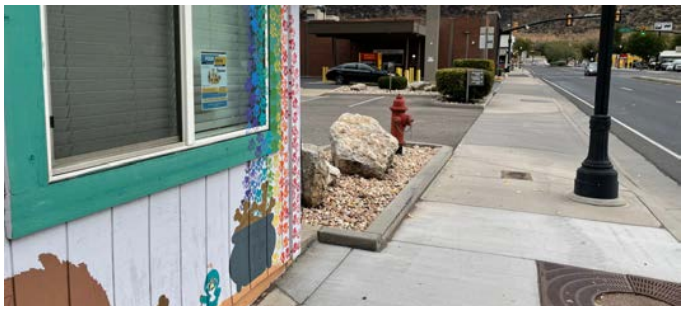
INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in good condition. There is no data for maintenance except for recent fire hydrant upgrades.

- *New fire hydrants were installed in 2008 and 2009.*
- *Water of smaller caliper (6" -10") mains in the ROW are present on all streets in the study block.*
- *All underground valves and valve boxes are in the ROW, ensuring proper maintenance and repairs.*
- *Cast iron catch basins are in the streetscape and the veterinary hospital for stormwater drainage. All manholes are in the ROW for maintenance and repair access.*
- *Electrical mains run below ground to all businesses and homes except on E 100 N, where all the homes receive electrical overhead.*



PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Like the other study areas, vehicular transportation is concentrated in the main corridor of State Street or SR-9. No crosswalks are available for crossing State Street in the study block, nor are there any bicycle amenities, demonstrating the auto centric design of the corridor. The space has been designed for the vehicle with little consideration for how bicyclists and pedestrians navigate the area, besides comfortable 9' wide sidewalks with ADA accessibility. Vehicle mobility through the parking lots is ample, with driveway access only present on 100 E for both lots due to the curve of the highway.

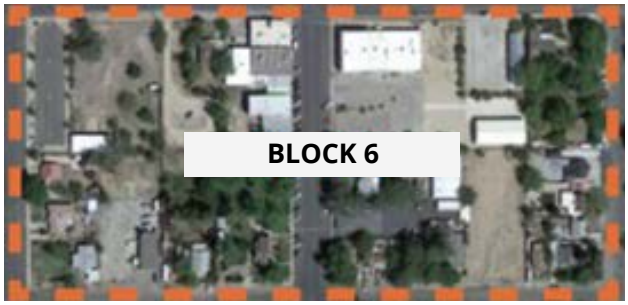
REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The businesses in this block are Maverick gas station, Zion Veterinary Hospital, Ari Styles Hair Salon, and a short-term renal complex. The salon works out of a residential building tucked behind the gas station, and the area appears to have no vacant commercial spaces.

BLOCK 6



This area is south of the main corridor centered on Main Street and bound by 100 W and 100 E, and 200 S to the south. This is the southernmost study block with a 3,200 linear feet perimeter.

BUILT ENVIRONMENT

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This study block has many charming qualities typically found in the historic grid-style planning of early Mormon settlements. Notable features are present, including wide streets, mature trees, and historic homes worthy of historic protection. In addition, infill development in the form of ranch-style single-family homes and a Century Link facility at 53 W 200 S. A strip of small businesses on the west side of the main street working out of historic buildings help to tie the neighborhood to its historical roots.

URBAN DESIGN

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

The intermittent Victorian and Craftsman style historic homes are the greatest asset to this study block's urban design.

The wide street on 200 S can feel undefined due to the large gravel parking strip on both sides of the road in the place of a curb and gutter. The gravel parking strip and lack of gutter make the neighborhood feel quaint and less urbanized, adding a rustic western motif while allowing stormwater to percolate naturally into the soil instead of being piped off-site. Blighting parcels exist, including the Century Link facility and dry vacant lots.

INFRASTRUCTURE
(based on known datasets)

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

All infrastructure is in fair to good condition, yet a lack of capacity increase has been notated due to limited pipe sizes. There is no data for maintenance except for fire hydrant upgrades.

- *Fire hydrant ages range from 1979 to 2012.*
- *Most electricity is supplied from primary overhead lines located mid-block at the rear property lines of residential parcels.*
- *The only stormwater infrastructure is a gutter on the west side of S 100 E.*
- *Potable water runs through a 6" cast iron line in the ROW.*

PEDESTRIAN AND VEHICULAR CIRCULATION

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

This neighborhood area is calm and has wide streets, including ample room for 30-degree angled parking. Sidewalks are only present on 100 W and Main Street, where there is a curb and gutter. Parking is ample, with angled parking on 100 W and Main Street and gravel parking strips on 200 S. Accessibility is limited on 200 S for those using mobility devices due to the gravel parking lanes without sidewalks.

REAL ESTATE AND END-USER MIX

Negatively Impacting Downtown | Neutral | Positively Impacting Downtown

HOW DOES IT SCORE

Chums headquarters, and the Main Street Café anchor the neighborhood businesses on Main Street. In addition, the Catholic thrift center, a roofing company, and Over the Edge Sports also have tenure in this study block. 132 S Main Street is a mains street property with limited interaction to the street.

Transportation

Traffic Volume

Annual average daily traffic (AADT) is an estimation of how many cars travel along a specific street or street segment in a day. This number is typically derived by recording traffic counts for an extended period on a specific street. After the traffic counts have concluded, the numbers are examined and determined to be representative of normal traffic behavior, this data is then used to create an annual daily average.

The highest traffic volumes in Downtown Hurricane are recorded on State Street (SR-9) where it reaches up to 36,200 vehicles per day. State Street connects I-15, west of downtown, to Toquerville Boulevard (SR-17), which is the main access to Toquerville and La Verkin, as well as the entryway to Springdale and Zion National Park. SR-59 (100 S) has the second largest traffic volume in Downtown Hurricane (5,300 cars daily) where it connects to 100 E at the eastern edge of the study area. Other roads in downtown have lower traffic volumes remaining under 5,000 vehicles per day.

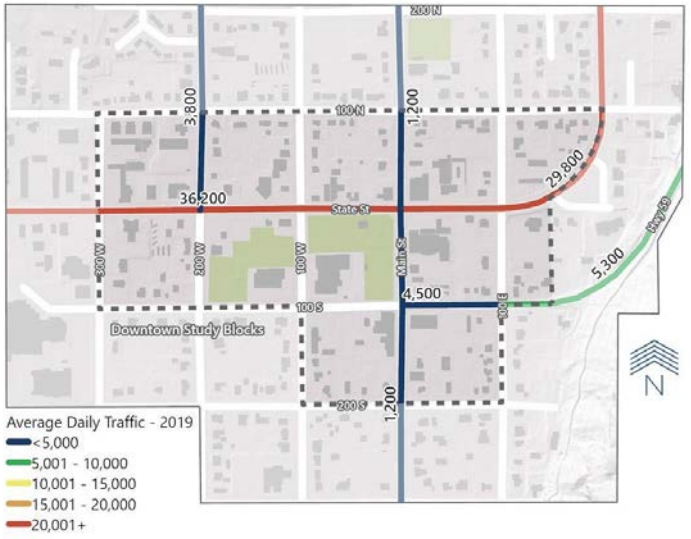


Figure 16: Average Daily Traffic Volumes (2019)

Truck Traffic Volume

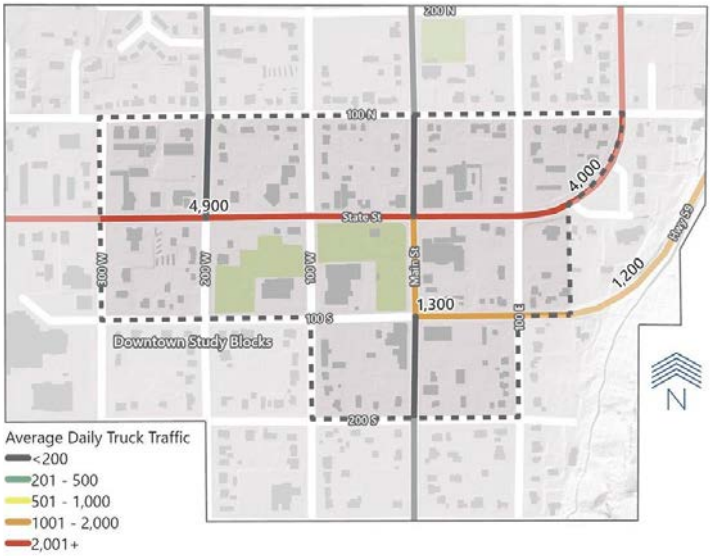


Figure 17: Average Daily Traffic Volume (2019)

All maps available in a larger format in the appendix

State Street (SR-9) is also the main truck route in Hurricane. About 12.4% of the traffic on SR-9 is related to trucks. Trucking routes are essential to local and regional economies and the ability to move goods is a necessary component for a comprehensive transportation system. In Downtown Hurricane, accommodating large tractor-trailers as well as passenger vehicles can be a challenge. In general, tractor-trailers take up more space and require more time to come to a complete stop. Safety becomes a heightened concern not only for other vehicles but for non-motorists. High noise levels, road debris, and air pollution are also issues of concern. However, designated truck routes and urban design strategies can help mitigate these challenges.

Bicycle Usage

Strava is an app that uses GPS tracking to record a variety of outdoor activities including cycling, running, walking, and other forms of active transportation. The company provides the GPS data in the form of geospatial data, providing a general idea of high-traffic corridors for active transportation (AT) such as biking and walking. It is understood that the data is representative of only certain segments and demographics of the population, such as expert bicyclists and those with access to mobile devices and does not by any means represent all active transportation users. However, it is beneficial to see where these AT trips are currently occurring in Downtown Hurricane.

State Street is the corridor with highest bicyclist usage in Downtown Hurricane, with up to 1,390 average yearly two-way trips. This represents potential conflict with car and truck traffic on the same route since bike lanes or other dedicated bicycle facilities do not exist along SR-9. The second most used corridor is 100 S which is a lower conflict alternative to State Street for moving cyclists east-west.

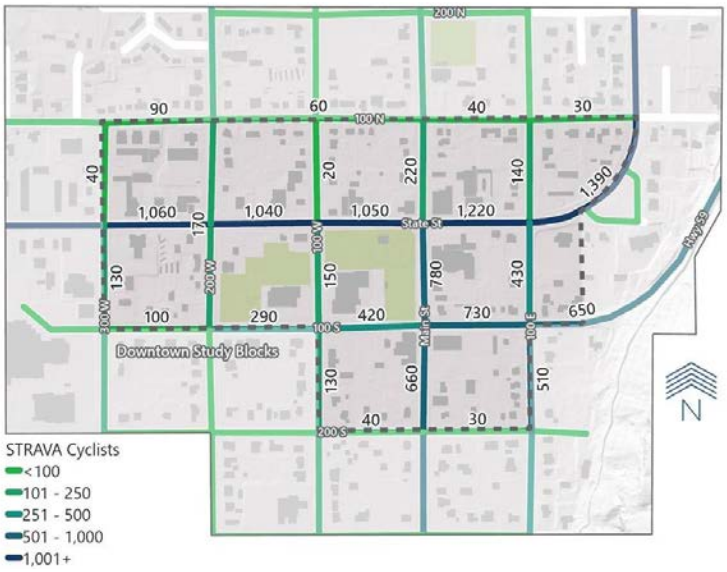


Figure 18: STRAVA Cycling Trips (2019) Yearly Two-way Trips

Pedestrian Usage

Strava data for pedestrians in Downtown Hurricane shows that State Street has the highest pedestrian usage as expected.

The area between 200 W and Main Street sees the highest number of people walking since it contains most of the main destinations in Downtown, including the Hurricane Valley Heritage Park Museum, the Hurricane City Leisure & Recreation building and park, Hurricane Theatrical, pickleball courts, and various commercial establishments. The second most trafficked street by pedestrians is Main Street followed by 100 W only between 200 S and 100 S. Most other streets in Downtown Hurricane are not used much by pedestrians.

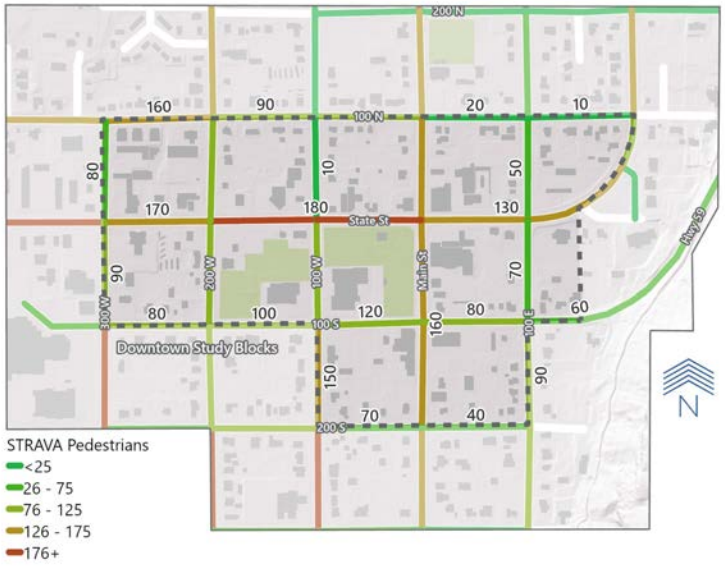


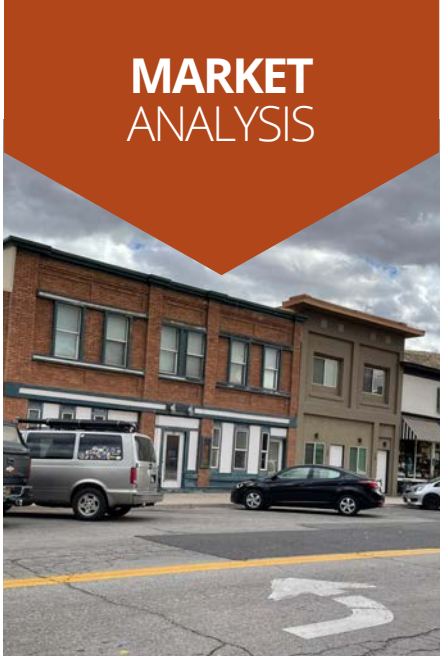
Figure 19: STRAVA Walking Trips (2019) Yearly Two-way Trips

Pedestrian signal requests were evaluated for the existing traffic signals within the downtown area. These pedestrian requests are the number of times the crosswalk signal was called to allow pedestrians to cross at the intersection. These requests represent the number of times pedestrians could cross the street at the signal and not the total number of pedestrians, since each request can allow for more than one pedestrians to cross.

02

MARKET ANALYSIS

MARKET ANALYSIS



Hurricane City serves as one of several regional nodes for commerce, offering various services and amenities to the City, nearby communities, and visitors to Zion National Park. While it does meet most of the necessities and many of the desired purchases, the City is still missing several critical services and amenities that are causing residents to venture further away, towards Washington or St. George, or even further to fulfill a need.

These underserved amenities are causing residents to spend taxable dollars outside the local market, demonstrating a leakage. These missing services are called "gap" services or amenities, hindering the long-term growth of Hurricane's economy.

The community must understand the most viable services or amenities to help the Downtown become a hub of activity and provide the highest use possible for properties. When reviewing market data and sales information, it is critical to remember there are two types of highest and best use, namely:

ROI Focused Use

This style of highest and best-use calculation is based on the return on investment (ROI), focusing on the most information generated with a property.

Civic-minded Use

This style of determination also includes qualitative factors, precisely elements necessary for vibrant communities and corridors. Often these elements have limited or no ROI yet are critical to the overall community health.

To determine opportunities for growth, the City must undergo a gap or market analysis, highlighting the potential end-users who can utilize the buildings or public spaces within Downtown, ultimately identifying the types of spaces needed. To identify these services, it is critical that the community better understand what services or amenities are being met within the community and what services residents have to travel for. By identifying these opportunity gaps, Hurricane can determine what will improve the quality of life for residents while preserving the existing businesses through limited competition.

Outlined in this section are data collected from the Claritas Market Analysis data, US Census Bureau, and other publicly available datasets. This information will be integrated within the formation from the existing conditions analysis and reviewed during recommendations preparation, ensuring the viability of critical elements or alterations.

Market Trade Areas

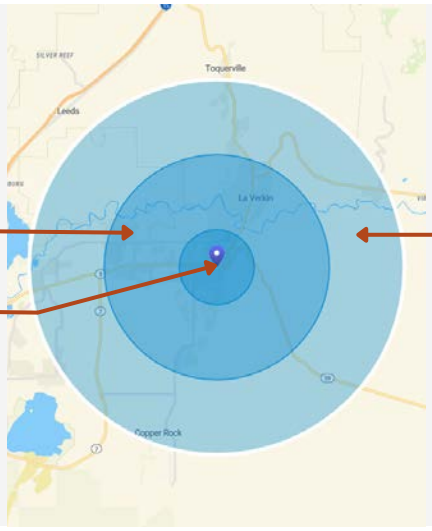
When preparing a market analysis, it is critical to identify a potential market demand or target market area. In the case of Downtown Hurricane, a draw radius of up to 5 miles was identified as the primary draw area. This area is demonstrated on the map in Figure 20 below. There are multiple municipalities within this drawing area, many of which utilize the services and amenities that Downtown Hurricane offers. Due to this nature, we provide information about a series of distinct trade areas up to a five-mile radius. The areas identified are:

Three-mile Radius

This area holds regular visitors and individuals/groups who utilize the Downtown Hurricane as their hometown.

One-mile Radius

This is the primary service area making up residents and routine visitors.



Five-mile Radius

This includes individuals or families who still utilize Downtown Hurricane as their downtown yet have reasonable access to other amenities within surrounding communities.

Figure 20: Site Study Radius

All information and data outlined in the remainder of this chapter represent conditions as documented for the one, three, and five-mile radius as provided in Claritas Data as pulled on 03/30/2023. Conditions change, and expenditures fluctuate regularly. Updating this report annually or bi-annually with new data is recommended to ensure it remains current.

Missing Services & Amenities

Missing retail services within a community represent sectors in a market that are not meeting their fullest potential, specifically with the comparison between the amount of revenue captured and projected demand. For a small community to succeed, it must provide all necessary purchases and most of the desired services for residents. Without these goods and services, residents will be forced to travel for them, taking their valuable tax dollars to another location.

This section outlines the services and amenities identified as underserved within the target market areas (listed above). These identified sectors represent under-served services with either a potential for growth or start-up within Downtown Hurricane. Additionally, all missing services have been vetted as desirable or applicable to be placed within the one-mile.

Additional services have been underserved, yet they are not well situated for downtown or smaller-scale locations. Details about the style of service and required physical/socio-economic characteristics are provided for each service type.Each NAICS sector has significant variation within, both in terms of market demand and compatibility with the downtown area. Stakeholders should seek to recruit retail tenants that have gaps in supply, have positive growth outlooks, and foster pedestrian activity.

Auto-oriented businesses must be carefully designed within downtown areas, i.e., gasoline stations (NAICS 447), motor vehicle and parts dealers (NAICS 441), and non-store retailers (NAICS 454). While these three NAICS categories are not recommended as part of this Plan, the City should require that these establishments provide accommodations for pedestrians and micromobility users.

Start-Up or Growth Opportunities

Compounding Pharmacies and Drug Stores

This sector includes pharmacies and drug stores engaged in retailing prescription or nonprescription drugs and medicines, specifically retail pharmacies, apothecaries, drug stores, and on-site institutional pharmacies.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Pharmacies and drug stores (NAICS 44611)	$4,413,189	$14,026,681	$4,094,296	84.35%

Pharmacies and drug stores are a necessity and are already met somewhat within all three of the trade areas. Numerous establishments are located along SR 9, but none are located within Downtown. The lack of multimodal infrastructure creates an issue with accessibility between Downtown and nearby pharmacies. The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional establishment.

Convenience Stores

This sector includes convenience stores and food marts that sell a limited selection of necessity purchases (e.g., milk, bread, and snacks), excluding gas stations. Typical convenience stores provide necessity goods, and there is no existing supply within the one and three-mile trade areas. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned and moderate-income convenience stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Convenience stores (NAICS 44512)	$515,150	$1,592,102	$2,100,316	196.16%

Women's Clothing Stores

This sector includes stores that sell women's and girl's clothing, including maternity wear. These establishments may provide basic alterations. Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience.

There is substantial supply within all three supply trade areas, but all three still have opportunity gaps. The supply gap within the five-mile trade area could nearly support an average establishment in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Women's clothing stores (NAICS 44812)	$486,382	$1,659,544	$563,280	63.96%

All Other General Merchandise Stores

This sector includes stores that primarily sell general merchandise, excluding department stores, warehouse clubs, superstores, and supercenters. Merchandise may include apparel, automotive parts, dry goods, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. Examples include general stores, home and auto supply stores, and variety stores. Stores in this sector provide necessity goods, and while there is substantial supply within all three supply trade areas, all three still have opportunity gaps.

The supply gap within the five-mile trade area could nearly support two average establishments in sales, and this is worth further exploration beyond the five-mile trade area. Moreover, as the area continues to grow in population, there will be a need for an additional store.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
All other general merchandise stores (NAICS 452319)	$468,048	$2,161,879	$3,106,629	161.17%

Shoe Stores

This industry comprises establishments primarily engaged in retailing all types of new footwear, excluding hosiery and specialty sports footwear, e.g., golf shoes, bowling shoes, and spiked shoes. Stores primarily selling tennis shoes or sneakers are included.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Shoe stores (NAICS 4482)	$464,479	$1,538,936	$2,087,198	186.56%

Clothing is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. There is very limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average stores in sales. Theoretically, one could be placed on either end of Downtown.

Jewelry Stores

This sector includes stores primarily selling new non-costume jewelry, sterling and plated silverware, and/or watches and clocks. These stores may also provide lapidary work and/or repair services. Jewelry is a desire purchase and should be designed to compete with online retail by providing a niche retail experience. While there is some supply within all three trade areas, there is still a very large opportunity gap at all distances.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Jewelry stores (NAICS 44831)	$457,637	$1,595,805	$1,740,313	134.83%

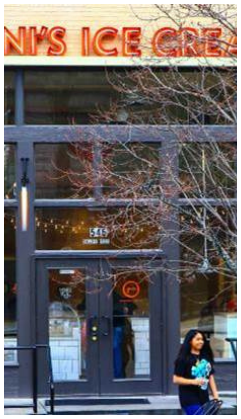
Moreover, given the niche nature of the jewelry sector, the trade area is much larger, especially for niche services like grandfather clock repair. The supply gap within the 5 mile trade area could very well support an average store in sales, and this should be investigated further for the possibility of a larger draw area.

Specialty Food Stores

This sector includes stores primarily selling specialized lines of food. Meat markets, fish and seafood markets, fruit and vegetable markets, other specialty food markets. Specialty food stores provide higher-end necessity goods, and there is a limited supply within the five-mile trade area. The supply gap within the 5 mile trade area could nearly support two average establishments in sales, and this will grow as the region continues to grow. Theoretically, one could be placed on either end of Downtown. The City should promote locally-owned stores to meet this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Specialty food stores (NAICS 4452)	$358,157	$1,105,774	$1,463,842	159.98%

Snack and Non-Alcoholic Beverage Bars



This sector includes establishments primarily engaged in: preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or serving nonalcoholic beverages, such as coffee, juices, or sodas. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally sell a unique snack or nonalcoholic beverage. Examples include: beverage bars; carryout service doughnut, bagel, pretzel, and cookie shops with on-premises baking; coffee shops with on-premises brewing; and ice cream parlors.

Snack and non-alcoholic beverage bars are a mixture of niche and necessity goods, and these do not compete with online retailing. There is some supply within all three supply trade areas, but all three still have significant opportunity gaps. The supply gap within the five-mile trade area could nearly support four average establishments in sales, and this is worth further exploration beyond the five-mile trade area since Hurricane is a gateway to Zion National Park. These types of establishments are popular among travelers and families.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Snack and non-alcoholic beverage bars (NAICS 722515)	$354,086	$1,617,355	$2,359,578	384.52%

Electronics Stores

Electronics are an ever-changing market given the rapid evolution in technology available to the market. Moreover, recent market trends have increased niche retailing for this sector. This sector includes stores that sell:

- Products such as televisions, computers, and cameras;
- Single line of consumer-type electronic products;
- New electronic products in combination with repair and support services;
- New prepackaged computer software; and/or
- Prerecorded audio and video media, e.g., such as vinyl records.

Examples include cell phone accessories stores, consumer electronic stores, and computer stores.

Electronics are desire purchases and should be designed to compete with online retail by providing a niche retail experience. While there is significant supply within all three trade areas, there is still a very large opportunity gap at all distances. The supply gap within the 5 mile trade area could well support an average store in sales.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Electronics stores (NAICS 443142)	$335,225	$2,297,116	$3,512,062	125.48%

Luggage and Leather Goods Stores

This sector includes stores selling new luggage, briefcases, and trunks. These stores may also sell these in combination non-leather apparel such as belts, gloves, and handbags. Luggage and leather goods are desire purchases and should be designed to compete with online retail by providing a niche retail experience.

There is no supply within the five-mile trade area. The supply gap within the 5 mile trade area could well support two average stores in sales. Theoretically, one could be placed on either end of Downtown. National brands, whether sold by a local or national retailer, are the most popular products in this sector.

MISSING SERVICE	Supply Gap (1 mile)	Supply Gap (3 mile)	Supply Gap (5 mile)	5 Mile Gap as a % of Avg. Sales
Luggage and leather goods stores (NAICS 44832)	$334,021	$1,035,536	$1,385,859	218.42%

Missing Service Typology Recommendations

As important as identifying the potential demand is outlining the requirements for each leakage. The below chart, Figure 21, shows the critical factors for each of the specified services. These statistics are based on national standards, and further research may be required to verify their applicability to the Hurricane local economy.

MISSING SERVICE	Recommended Square Footage	Recommended Community Size	Recommended Per Capita Income
Pharmacies and drug stores **(NAICS 44611)**	1,500 - 2,500	5,000	$35,000
Convenience stores **(NAICS 44512)**	2,500 - 4,000	1,500	$30,000
Women's clothing stores **(NAICS 44812)**	1,500 - 2500	10,000	$40,000
All other general merchandise stores **(NAICS 452319)**	3,500 - 7,500	1,500	$30,000
Shoe stores **(NAICS 4482)**	3,00 - 5000	4,000	35,000
Jewelry stores **(NAICS 44831)**	1,500 - 2,500	5,000	$40,000
Specialty food stores **(NAICS 4452)**	5,000 - 10,000	3,000	$35,000
Snack and non-alcoholic beverage bars **(NAICS 722515)**	3,000 - 5,000	5,000	$30,000
Electronics stores **(NAICS 443142)**	3,000 - 6,000	5,000	$35,000
Luggage and leather goods stores **(NAICS 44832)**	2,000 - 4,000	10,000	$45,000

Figure 21: Missing Service Recommendations

The Claritas database provides all information from the above-outlined services. Market research or the Claritas database offers details about each amenity or category interpolated or reviewed.

Economic Impact of Missing Services or Amenities

Outlined below are calculations demonstrating the potential "leakage" of sales tax revenue to the City. The tax revenue calculations are based on a 1% City sales tax, and all estimates are provided per establishment. In addition to the 1% City sales tax, there is also a 4.85% Utah state sales tax, 0.35% Washington County sales tax, and 0.55% special district sales tax.

MISSING SERVICE	Average Revenue Per Utah Establishment (Source: 2017 Economic Census)	Potential City Sales Tax Capture (Per-Establishment
Pharmacies and drug stores **(NAICS 44611)**	$4,853,671	$48,537
Convenience stores **(NAICS 44512)**	$1,070,702	$10,707
Women's clothing stores **(NAICS 44812)**	$880,723	$8,807
All other general merchandise stores **(NAICS 452319)**	$1,927,519	$19,275
Shoe stores **(NAICS 4482)**	$1,118,778	$11,188
Jewelry stores **(NAICS 44831)**	$1,290,712	$12,907
Specialty food stores **(NAICS 4452)**	$915,003 (US)	$9,150
Snack and non-alcoholic beverage bars **(NAICS 722515)**	$613,649	$6,136
Electronics stores **(NAICS 443142)**	$2,799,000	$27,990
Luggage and leather goods stores **(NAICS 44832)**	$634,500	$63,450
Potential additional City tax revenue annually		**$218,417**

Figure 22: Missing Service Economic Impact

All calculations are based on Claritas database information and US Census Bureau revenue per NAICS sector. The above data is provided to compare and demonstrate potential revenue capture for Hurricane, and all statistics will require additional investigation. The information above does not guarantee the tax capture for properties or businesses and is merely a projection based on available data.

Oversaturated Services

While Hurricane has a documented lack of services and amenities, the community does have several over-saturated services. Oversaturated services are grossly overselling the potential demand for the Downtown. Outlined below are the services that are quoted as most oversaturated for all three identified radii.

Oversaturated Service	1 Mile Radius	3 Mile Radius	5 Mile Radius
Building material and supplies dealers (NAICS 4441)	-$19,825,073	-$33,986,488	-$42,349,014
Warehouse clubs and supercenters (NAICS 452311)	-$15,781,421	-$21,617,311	-$23,060,641
Other general merchandise stores (NAICS 4523)	-$15,313,373	-$19,455,432	-$19,954,012
Home centers (NAICS 44411)	-$11,235,187	-$22,624,074	-$32,636,821
Other building material dealers (NAICS 44419)	-$7,006,003	-$9,410,590	-$8,243,352
Home furnishings stores (NAICS 4422)	-$3,717,370	-$6,891,539	-$7,627,943
Furniture stores (NAICS 4421)	-$3,499,122	-$5,968,610	-$6,330,576

Figure 23: Oversaturated Services

> **By targeting end user clusters, the potential revenue per foot in a downtown is increased by 70%**

Economic Opportunity Impacts

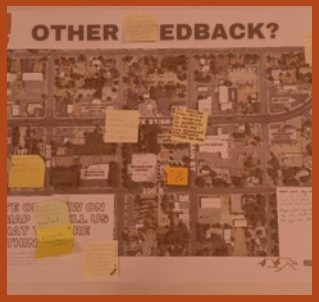
This section outlines recommendations for business or end-user types to attract into Downtown Hurricane. These recommendations are based on the market analysis and a detailed review of the currently vacant or underutilized buildings within the downtown area. The suggestions help identify tenant type, square footage, block location, and potential lease rates.

Recommended Use	Space Allocated in the building (sq. ft)	Potential Lease Rate (per foot)	Potential municipal revenue capture per foot
Pharmacies and drug stores (NAICS 44611)	6,500	$20.00	$7.46
Convenience stores (NAICS 44512)	5,000	$18.00	$2.14
Women's clothing stores (NAICS 44812)	2,000	$15.00	$4.40
All other general merchandise stores (NAICS 452319)	7,500	$15.00	$2.57
Shoe stores (NAICS 4482)	1,500	$17.50	$7.45
Jewelry stores (NAICS 44831)	2,000	$20.00	$6.45
Specialty food stores (NAICS 4452	5,000	$15.00	$1.83
Snack and non-alcoholic beverage bars (NAICS 722515)	1,500	$17.50	$4.09
Electronics stores (NAICS 443142)	5,000	$20.00	$5.60
Luggage and leather goods stores (NAICS 44832)	2,000	$15.00	$3.17
Note: The above-quoted rates are outlined as regional standards. Further review is required for market condition applicability.			

Figure 24: Economic Opportunity Impacts

03

PUBLIC INPUT
SYNOPSIS



PUBLIC INPUT SYNOPSIS

Public input is the cornerstone of any civic-minded project, and the Hurricane City Downtown Plan is no different. Engagement with the public started early in the process and was a constant touchpoint throughout the entire process. Outlined below is the process that was utilized, and the results achieved.

The Process

The process utilized for the Hurricane City Downtown Plan followed the VAK (Visual, Auditory, Kinesthetic) model. Through this model, we were able to tailor feedback models to methods for which the public was comfortable with. Additionally, a test, refine, and repeat model was utilized, ensuring that public opinion was integrated throughout, ensuring the public's vision was met at every stage. Outlined below is the process that was utilized:

1. **Community values surveying**
2. **Stakeholder and one-on-one meetings**
3. **Community event participation**
4. **Community Visioning Workshops**
5. **Draft Recommendations**
6. **Community Feedback Survey**
7. **Final report presentation**

The Results

Due to the efforts of the public and stakeholders, engagement and feedback was an outstanding success. Some critical statistics include:

- **A total of 622 responses were completed for the community visioning survey.**
- **6 different stakeholder meetings were held.**
- **More than 47 individuals and families provided feedback at 3 public workshops across business owners, elected officials, and community member groups.**
- **128 members of the public participated over two meetings providing community visioning input and feedback, producing over 500 comments.**
- **A total of 220 responses were received for the community feedback survey.**

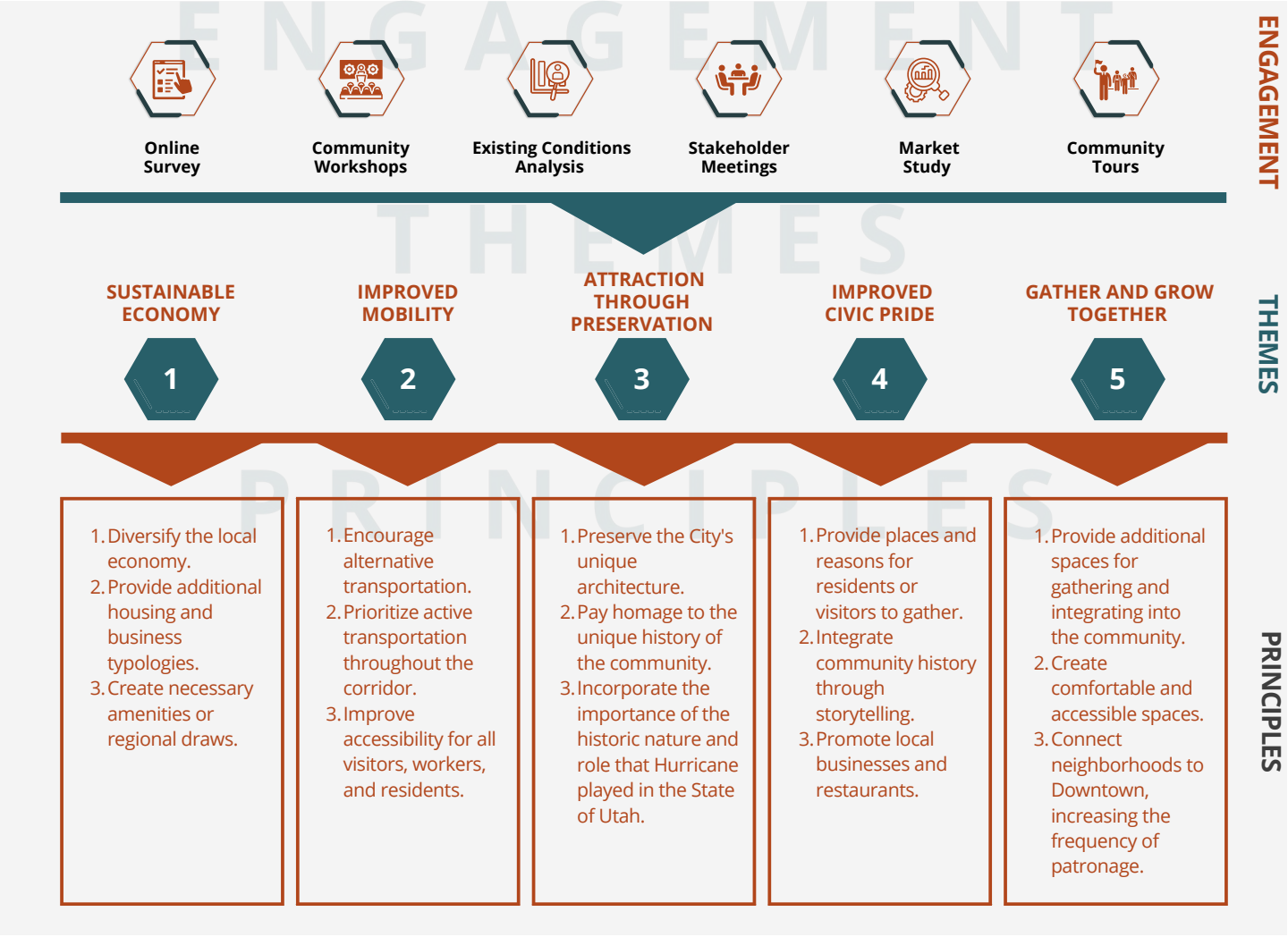
Additional data from public input events is provided in the appendix section

Community Character Elements

Outlined below are some of the critical community character elements determined through public engagement process. These elements were compiled and extrapolated from input surveys, community charrette notes, online comments, and other feedback methods to demonstrate the overall vision of the community:

- **Residents enjoy the small-town atmosphere of Hurricane City.**
- **There are concerns that revitalization efforts and development will detract from the small-town feel of the community.**
- **33.8% of residents have lived in the community for one to five years.**
- **37.4% of respondents visit Downtown area daily.**
- **75.1% of respondents stated there are not enough service and retail options in Downtown.**
- **Of the second survey respondents, 72.9% indicated a desire for date night dining options as a priority.**
- **89.9% of survey respondents support further downtown revitalization in Hurricane City.**
- **71.8% of survey respondents indicated that improved retail and service opportunities in Hurricane City would make Downtown more vibrant.**

Plan Themes



04

DRAFT RECOMMENDATIONS

Revitalization
Recommendations

In the previous chapters, highlighted information has been prepared to outline the current Downtown conditions and a desired future for Downtown. These two items serve as both the beginning and terminus of a path forward for the community. However critical these steps are, they are not actionable or implementable without a series of detailed and attainable recommendations that will document a concise pathway between the two identified points. Outlined in this chapter are recommendations that will help drive Downtown and the community forward, achieving their goals to make a vibrant, attractive, and inviting downtown.

All recommendations outlined in this chapter are crafted to help revitalize or amend the community based on the results of the public input received during the extensive input campaign. Recommendations are broken down into categories to offer background data and information for each recommendation. The below information is provided for each recommendation:

- ☑ **Name/Topic of the recommendation**
- ☑ **A detailed explanation of the recommendation**
- ☑ **Justification for the recommendation**
- ☑ **What issues or concerns will the recommendation address**
- ☑ **Anticipated benefits from completion**

The implementation chapter will provide further details about each recommendation's timing, roles, and responsibilities, such as:

- ☑ **Timing and strategies for implementation**
- ☑ **Integration and cooperation necessary between community partners**

Land Use Recommendations

This section outlines recommendations for Downtown's current and future land use, as outlined in Figure 25. These recommendations are created to help provide a series of changes to the land-use designations within Downtown that will drive catalyst changes and ensure enforceability. A list of proposed recommendations is as follows:

1. **Implement a vacant property ordinance.**
2. **Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios.**
3. **Create an overlay zone for Downtown (specifically related to form-based codes).**
4. **Alter local ordinances and zoning to require retail or service-based industries in Downtown.**
5. **Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met.**

Detailed information about each of the above-outlined recommendations is provided below:

1. Implement a vacant property ordinance

A vacant property ordinance will allow the community to better regulate the use of spaces (both indoor and outdoor) within Downtown. Through this effort, the community can ensure that maximized tax revenue is collected from sales and real estate. The proposed elements of a vacant property ordinance should include the following:

i. Requirements for end-user typologies

Limiting the potential uses or end-users in a building will limit the potential impact for less impactful uses. For example, storage and unused spaces should not be allowed on retail window-facing or ground-floor spaces within downtown properties.

ii. Requirements for building use

Thresholds (minimum and maximum) for vacancy tenure – This part of the ordinance would focus on providing a set of guidelines for properties that are choosing to be vacant, specifically:

- *Documenting the minimum requirements for marketing the properties.*
- *Outlining the maximum time frame a property can be left vacant without adequate marketing or attempts to re-lease.*

iii. Document what a "used" building entails

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

iv. Provide incentives and penalties for compliance issues

As critical as the requirements for reducing vacancies is the definition of what a used property entail. This definition should include necessary language that will clearly and concisely define characteristic traits of what a user (or non-vacant) property requires. Special emphasis should be provided on the presence or appearance of spaces, not dictating the exact use of non-visible spaces.

2. Create a Downtown mixed-use zoning district, allowing and encouraging a variety of uses on upper floors such as dwelling units, office spaces, and studios

A mixed-use zoning district should be established within Downtown. This will require an amendment to the current zoning code and map. Creating a mixed-use zone will encourage all floors of Downtown buildings to be utilized.

The activation of upper floors within a downtown benefits the community's overall economy but it also benefits the specific property owner by providing the owner with a more diversified source of income from the property. Upper floor uses can include professional services, office spaces, studios, housing and more, depending on the space available and other site aspects.

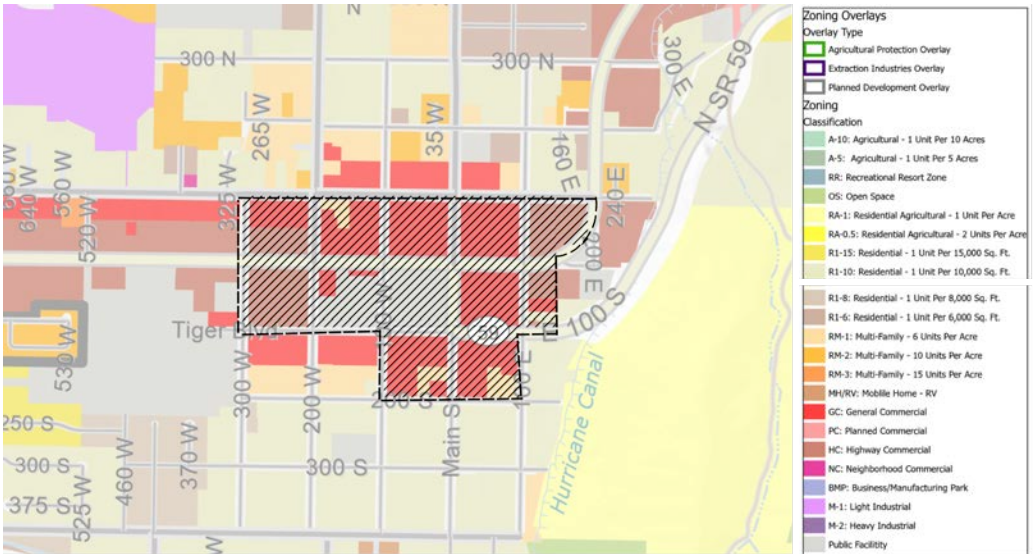


Figure 25: Proposed Mixed-Use Zone

3. Create an overlay zone for Downtown (specifically related to form-based codes)

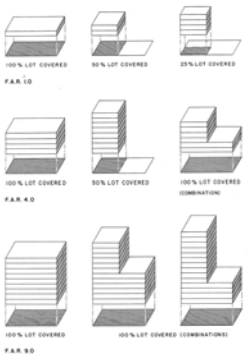
An overlay zone applies special zoning regulations over previously established zoning districts. Creating a new overlay zone will allow the City to implement the most successful parameters for Downtown while maintaining the previously determined requirements with the other zoning districts. All future development and redevelopment within Downtown will be subject to, and be able to take full advantage of, the new regulations. This is anticipated to impact newly constructed buildings, grandfathering existing uses in place. The proposed overlay zone would implement Form-Based Code regulations and the existing zoning requirements within Downtown.

4. Alter local ordinances and zoning to require retail or service-based industries in Downtown

This recommendation is provided as a method for helping to improve the utilization of space within Downtown. By implementing a retail or service-based industry, first-floor requirement, the community will be able to ensure Downtown properties maximize visibility and provide the most economic impact possible. Additionally, the efforts of ensuring retail or services-based industries on the first floor will drive the appearance of full store fronts, demonstrate viability of the corridor, and improve ADA accessibility, ensuring access for all users.

5. Update zoning and ordinances to ensure a minimum Floor Area Ratio (FAR) is met

This recommendation will ensure that downtown development or redevelopment maximizes the economic impact on the community. This will require an increase in the floor area ratio, or land covering percentage, to allow for greater density. FARs of 1 or higher represent square footage that meets 100% lot coverage. Square footage calculations are based on occupiable space, as determined on your occupancy permit.



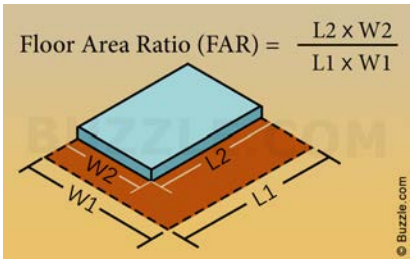


Figure 26: FAR Configurations

For example:

a. A 10,000 Sq Ft single-story building on a ½ acre lot would have the following calculation – 10,000 Sq Ft of building / 21,780 Sq Ft of lot size = FAR .459

b. A 30,000 Sq Ft building (2 floors at 15,00 Sq Ft each) on a ½ acre lot would have the following calculation – 30,000 Sq Ft of building / 21,780 Sq Ft lot size = FAR 1.37

Increasing the FAR calculations will be important to improve usable space in Downtown and even integrate housing. Outlined in Figure 27 is the proposed FAR calculation to be achieved by different tenant/building types:

While this list is not exhaustive, it should set the minimum calculations allowed for permitting during the City's business/building permitting process. Incentives for increased FAR could include reduced parking requirements or qualification. Special consideration should be given for buildings with a FAR of .75 or higher, to reduce parking. See page 83, recommendation 7 for further details.

Building Use	Floor Count	FAR
Retail	1 Floor	.75 - .90
	2 Floors	1.15 – 1.75
Commercial	1 Floor	.65 - .80
	2 Floors	1.05 – 1.3
Service/Restaurant	1 Floor	.60 - .80
	2 Floors	1.25 – 1.40
Residential (stand-alone)	1 Floor	.65 - .80
	2 Floors	.95 – 1.25

Figure 27: FAR Ratios by Building Use

Here are a few considerations to consider when calculating FARs for buildings:

- FAR's do not include parking or exterior hard surfaces in their calculations.
- ROW or other space calculations are not calculated in the FAR calculations.
- A FAR calculation should be conducted for all redevelopment or new construction.
- Outdoor dining spaces for restaurants (including decks and other above-ground spaces) should be calculated in the FAR.

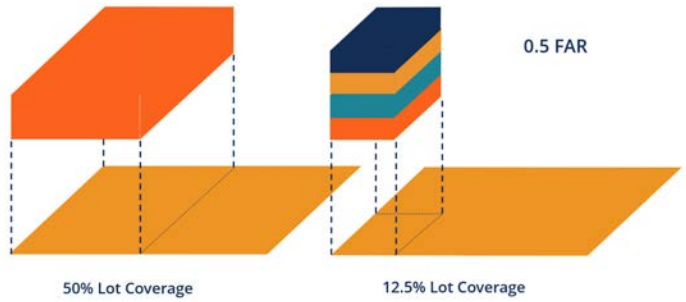


Figure 28: Lot Coverage Equivalencies

Built Environment Recommendations

Outlined in this section are recommendations relating to the built environment of Downtown. These recommendations are crafted to help implement necessary changes to the community's vision for the overall look, feel, and atmosphere of Downtown Hurricane. A list of proposed recommendations is as follows:

1. **Update and enforce signage regulations.**
2. **Create downtown design guidelines.**
3. **Create mid-sized, hard-surface community gathering spaces in Downtown.**
4. **Incentivize the development of mixed-uses for developers acquiring underutilized downtown properties.**
5. **Work with local realtors to create a downtown properties marketing database.**
6. **Implement an annual façade program.**
7. **Preparation and implementation of form-based code, specifically in the Downtown overlay zone**

Detailed information about the above-outlined recommendations is provided below:

1. Update and enforce signage regulations

Creating unified and comprehensible signage code will drive a distinct Downtown look and feel. In addition, updating sign regulations will provide a clear and consistent review framework. These guidelines will help ensure the proposed signage accentuates Downtown, furthering the area's brand.

Some regulations to consider are:

- No more than three (3) colors for small or medium-sized signage
- Limited window-mounted or painted signage
- Limited text on signage, preferring logos and graphics for storytelling and identification
- Non-internally light signs, preferring ornate and accurate hook or overcast lighting
- Informational or LED scrolling signage should be discouraged; and
- Marquee or other attention-grabbing signage should be encouraged at critical intersections

These downtown design guidelines will help define a sense of place and can be further personified in the proposed downtown design guidelines. Samples of appropriately integrated signage in successful downtowns are provided below:

2. Create downtown design guidelines

Preparing this community-driven document yields a defined and implementable "look" for Downtown. These elements will help promote an attractive and inviting atmosphere, encouraging individuals to spend more time downtown. Often, a successful set of design guidelines must be specific and place-based. Elements proposed to be included are:

- District elements and typology
- Architecture typology
- Architectural styles details
- Forming and massing of architectural elements
- Incremental development
- Before and After renderings
- Façade elements
- Signage requirements
- Site amenities and vegetation guidelines

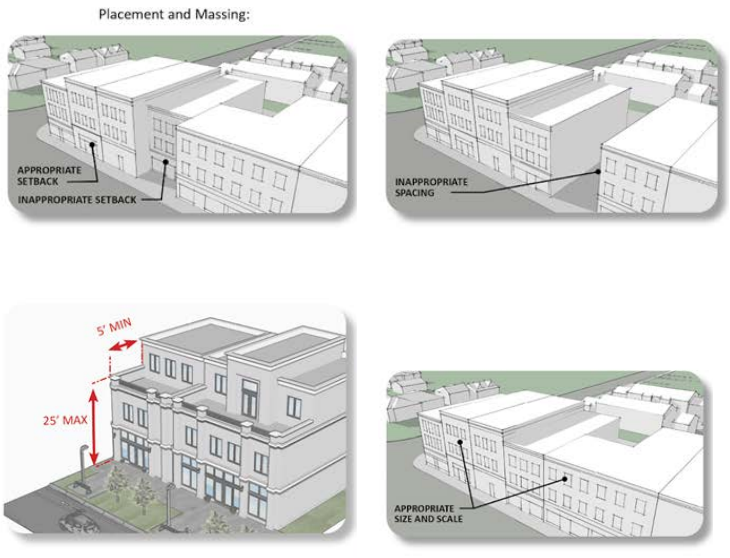


Figure 29: Design Guideline Example Graphics

Uses	Districts					
	Big Box Store	Medium Intensity Strip Mall	Medical Office	Mixed-Use Retail	Mid-Rise Residential	Village Residential
Residential & Lodging						
Residential				◓	●	●
Hotel & Inn	◓	●	◓	◓	●	●
Residential Care				◓	●	●
Civic						
Assembly			●	●	●	●
Transit Station	●	●	●	●	●	●
Hospital & Clinic		◓	●	◓	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●
Police & Fire	○	○		○	○	○
School				◓	●	●
Retail						
Neighborhood Retail	●	●		●		
General Retail	●	●		○		
Outdoor Sales Lot						
Service						
Neighborhood Service	●	●	●	●	◐	◐
General Service	●	●				
Vehicle Service				○		
Office & Industrial						
Office	◓	◓	●	◓	●	●
Craftsman Industrial	◐	◐	◐	◐		
Infrastructure						
Parking Lot	◐	◐	◐	◐	◐	◐
Parking Structure	◐	◐	◐	◐	◐	◐
Utility & Infrastructure	○	○	○	○	○	○
Open Space	◐	◐	◐	◐	◐	◐
Accessory Uses						
Home Occupation	●	●	●	●	●	●
Outdoor Storage of Goods				◐		
Parking Lot	●	●	●	●	●	●
Parking Structure	◐	◐	◐	◐	◐	◐

3. Create mid-sized, hard-surface, community gathering spaces in Downtown

Public spaces are where a community gathers, integrates, and connects. For Hurricane, it is recommended that a series of public gathering spaces be created, helping to guide and encourage further downtown exploration. Depicted below are the proposed sites and amenities for each:

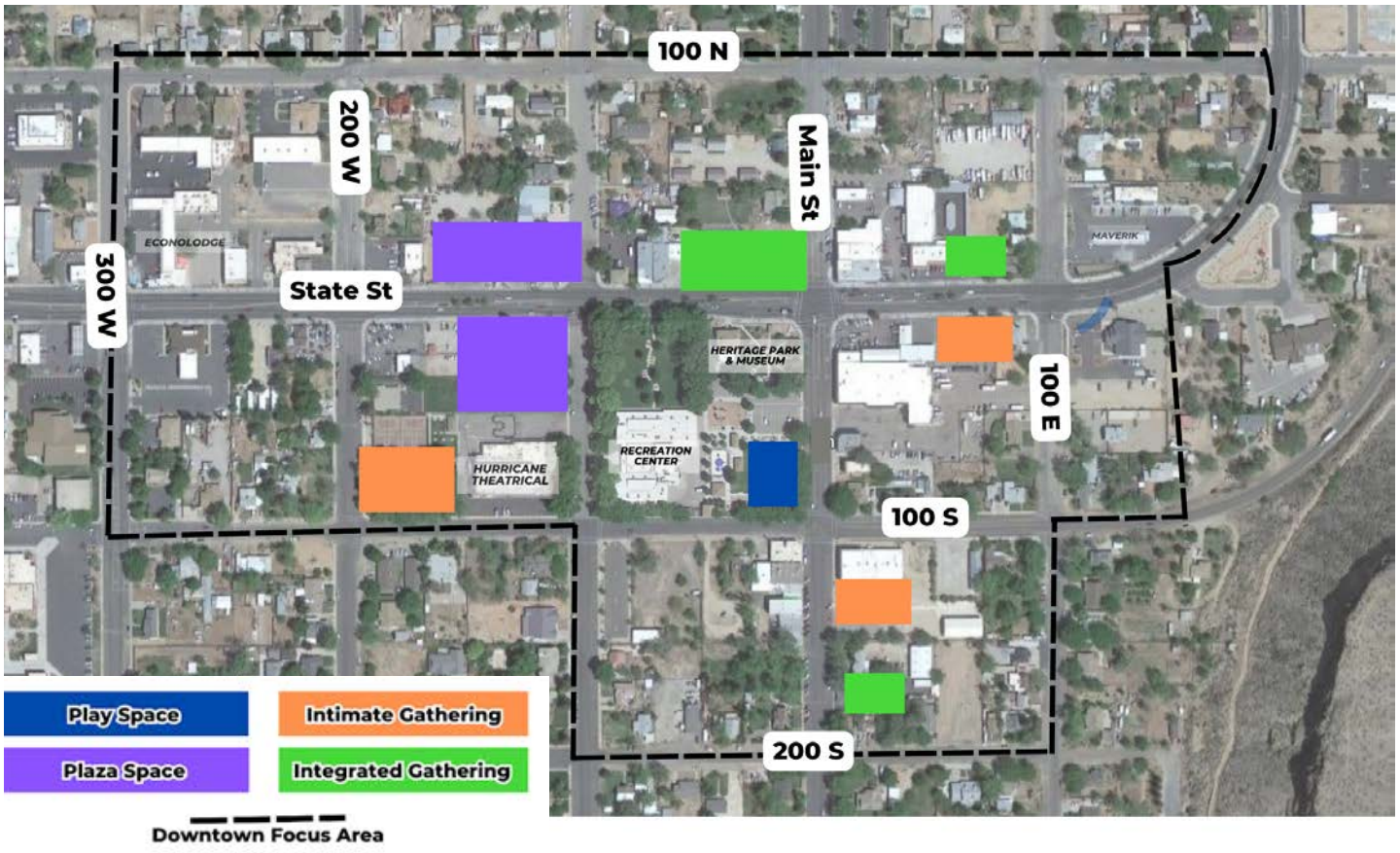


Figure 30: Proposed Gather Space Locations

Critical gathering spaces include:

DOWNTOWN PLAY SPACE	COMMUNITY PLAZA	INTIMATE GATHERING SPACE	INTEGRATED GATHERING SPACE
This space is meant to enrich the experience for kids, providing passive play opportunities and allowing families to stay downtown for a more extended period.	Community plazas are multi-purpose, providing the community with a space to eat, congregate, and enjoy time together. Plazas are also equipped to accentuate areas where people can spend more time and enjoy the attributes of Downtown.	These gathering spaces are meant for smaller groups, highlighting the opportunity to have private or quiet conversations right in the middle of all the action happening around them.	Integrated gathering spaces are places where people can quickly stop and enjoy the sights, sounds, and experiences of Downtown Hurricane. These amenities should focus on unique elements to draw in users while providing comfort.

4. Incentivize development of mixed-uses for developers acquiring underutilized downtown properties

Incentivizing property owners and/or developers to acquire, renovate or revitalize buildings is often met with a series of roadblocks, perceived or realized. To assist this, we recommend a series of incentives that have various fiscal and non-fiscal impacts, matching the anticipated return on investment (from the municipality) to the elements offered. When offering incentives to owners and developers, non-financial opportunities must be considered first and more frequently than budgetary incentives. Providing municipal officials and developers with a sample spreadsheet of opportunities is often the first step. However, when preparing these sheets, it is important to document how many items of each category can be selected, limiting the fiscal impacts on the overall community. Some sample incentives are as follows:

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Financial	Offer owner financing (purchase)			
Financial	Provide Sq. Ft. cost for rehab work (maximum)			
Financial	Offer facade or signage construction assistance			
Financial	Partner on grant applications to DEP			
Financial	Provide options for low-interest collective loans			
Financial	Offer tax abatement for necessary businesses			
Select 2 from above				

Figure 31: Financial Incentives

		AGENCY		
Concession Type	**Concession**	**Municipalty**	**Property Owner**	**CRA/DDA/BID**
Non-Financial	Offer business marketing assistance (digital)			
Non-Financial	Allow sub-let of unused space			
Non-Financial	Market and maintain database of properties			
Non-Financial	Organize community clean up days			
Non-Financial	Coordinate downtown-wide sales or events			
Non-Financial	Create a "shop local" spreadsheet for retail			
Select 2 from above				

Figure 32: Non-Financial Incentives

5. Work with local realtors to create a downtown properties marketing database

Helping property owners market their available buildings in a user-friendly and concise manner is an essential step towards increased utilization.

It is recommended that the City partner with local realtors to prepare and market files or dedicate a municipal staff to serve as the single point of interaction, empowering downtown property owners to become more active and engaged.

Below is a series of actionable goals to achieve this recommendation:

- **Create a customized website (custom website or database)**
- **Develop an interactive map of Downtown properties.**
- **Database links for assessor and parcel data**
- **Downloadable property flyers (marketing or one-off sheets)**
- **Contacts for leasing/owner agents**

Figure 33: Property Database Document Example

Helping prepare this type of marketing program is not cheap or quick, yet it is effective in quickly achieving more utilized buildings. To help streamline this community effort, due diligence reports should be prepared for all underutilized properties. These reports can be linked to the website and offer a downloadable flier for each. Information to be included in the reports includes:

- **Property address and imagery**
- **Allowable uses and zoning**
- **Building information (e.g., age, uses, permits**
- **Daily traffic counts**
- **Floor plans (if available)**
- **Succinct tax and assessor information**
- **Community data or socio-economic information**

Preparing these reports will provide property searchers and developers with applicable data for lease and purchase opportunities within Hurricane. With this information, the awareness of the current community conditions and market can be shared to a broader reach.

6. Implement an annual facade program

Facade programs are often the most profitable investment a small to medium-sized community can implement, helping drive revitalization. The annual facade program recommendation is to identify potential funding sources, prepare a necessary framework, and implement a matching facade program.

Details about the proposed program are outlined below:

a. Utilize a USDA or CDBG funding application to provide seed funds for the projects.

b. 50/50 match, up to $10,000 per addressed property

c. Eligible elements include:

Signage | **Paint** | **Awnings** | **Windows/ doors** | **Architectural features** | **Entrance ramps/accessibility**

The community can begin revitalizing Downtown properties through this program. Additional consideration should be given to areas along the alleyways, encouraging property owners to create "flow-through" businesses, increasing alleyway access, and driving safe pedestrian circulation. Below is the proposed priority map for facade improvements:

FACADE PRIORITY AREAS

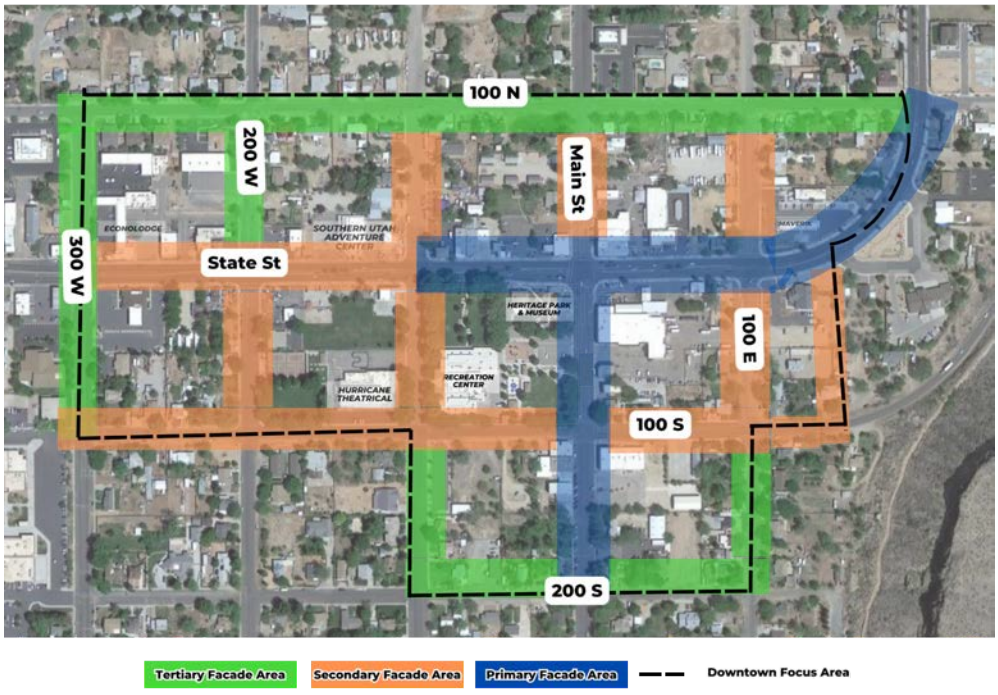
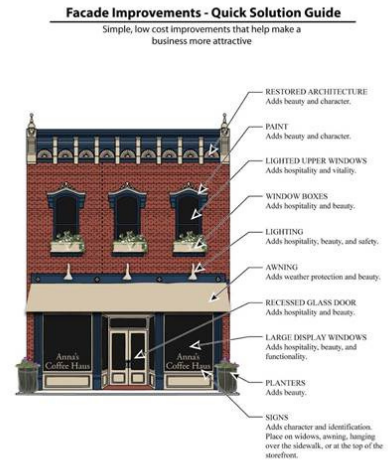


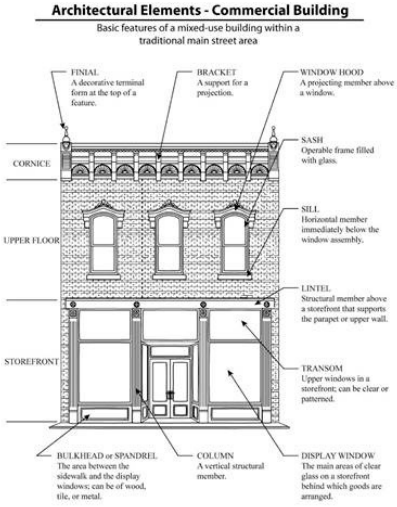
Figure 34: Property Database Document Example

The proposed facade grant program participation process includes the following:

1. **Preparation of a simple 2-page application (including cost estimates or contractor quotes)**
2. **Scoring and ranking of properties based on leveraged funds, project readiness, and community impact.**
3. **Grant agreement preparation and approval**
4. **Expenditure of funds and reimbursement every month**

The graphics below highlight various façade elements.





Above images provided in appendix section in larger size

7. Preparation and implementation of form-based code, specifically in the Downtown overlay zone

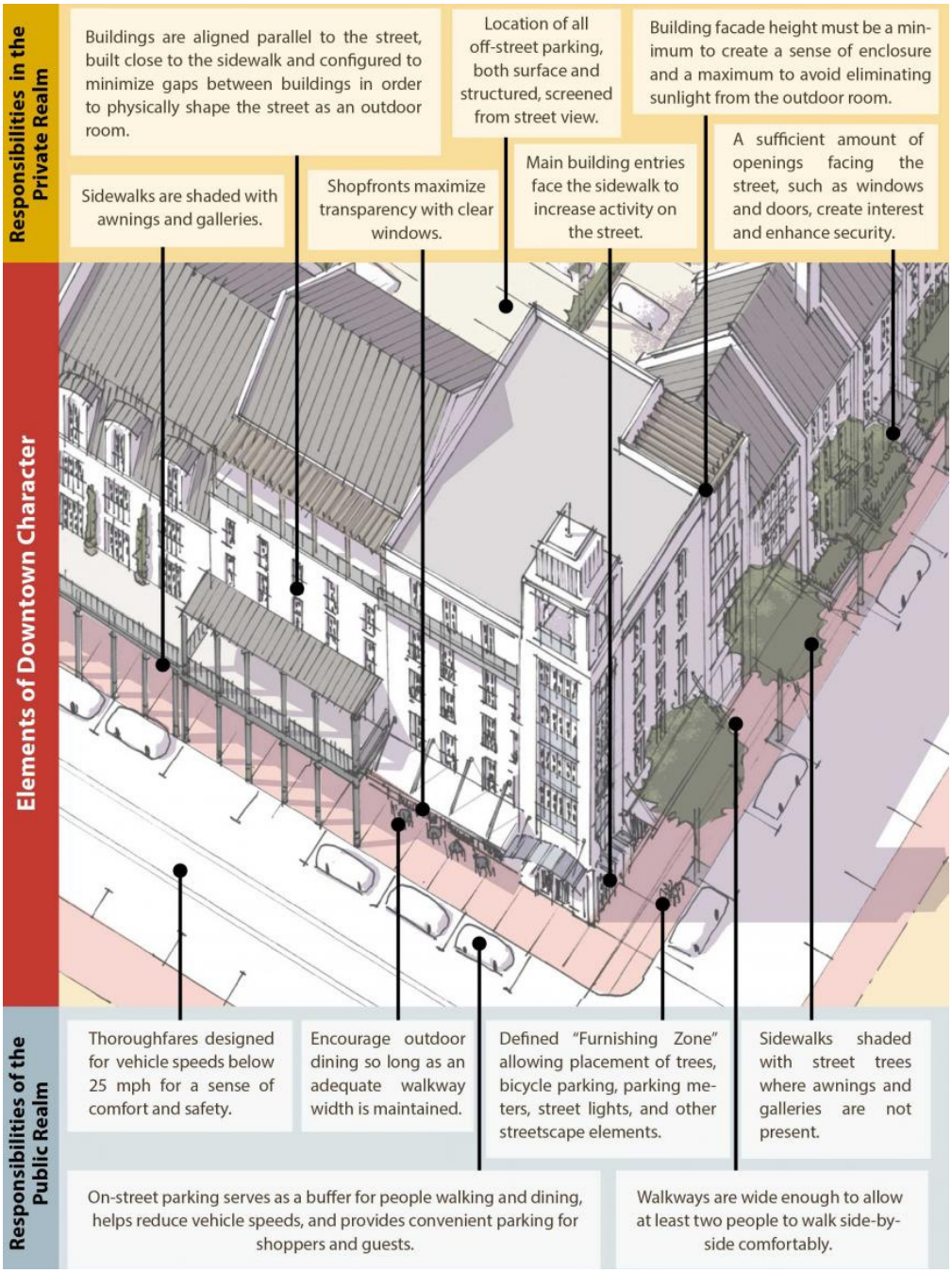


Figure 35: CNU Form Based Code Explanation

As a downtown district grows, adapts, and evolves, it will require flexibility in the types and styles of buildings provided. While the historical character is of critical importance, the forming and massing of a building can change while retaining the same character.

To support this, it is recommended that a form-based code be prepared and implemented within the proposed downtown overlay zone. The overlay zone will allow for enforcement of the form-based codes within the defined area. Implementation of a form-based code in Downtown will result in a hybrid code for the City. Samples of successful form based code can be found at the Wasatch Front Regional Council website.

Form-based code is an alternative to conventional zoning that enables a more predictable built environment. Rather than regulating land uses, form-based code governs the relationship between buildings and the public right-of-way, the form and mass of buildings in relation to each other, and the scale and types of streets and blocks.

Much of the district was developed prior to the adoption or under the conventional zoning, which regulates parking, FAR, and most notably, allowable land uses. Creating a form-based code for Downtown will allow the flexibility needed to support small businesses, promote walkability, enable revitalization, and more. As a result, revitalization will become more common and new development will be more appropriate for Downtown.

Urban Design Recommendations

Downtown Hurricane should be seen as a destination within the City and the greater region. With the proper design and programming, it can become a true city center. This will require investing in Downtown's public infrastructure, promoting redevelopment, and leveraging its assets and location. The result will be a vibrant place with character and attractive opportunities to invest and grow.

After the initial planning assessment of the city, key opportunities and challenges emerged that needed to be mitigated with urban design solutions. Priorities that emerged include public safety, increased pedestrian space, and multimodal access. We also identified the need for universal accessibility, better visual communication of amenities in Downtown, as well as improved gathering spaces. These aspects have been considered and prioritized in our urban design recommendations and illustrated through the plans, cross-sections, and renderings included in this section.

Lastly, It is imperative that every design decision undergoes oversight by the City's staff and appointed committees, with the ultimate authority for approving or rejecting all design decisions resting with the Council.

1. **Paint highly visible crosswalks.**
2. **Permanently close or create a pedestrian and bicycle-only street on 100 W between 100 S to State Street.**
3. **Explore a HAWK signal and median at 100 W.**
4. **Explore a new traffic signal at 200 W and State Street.**
5. **Create curb bulb-outs at non-DOT intersections and crosswalks.**
6. **Help facilitate discussions with property owners for shared parking lots.**
7. **Strategically locate accessible parking for equitable access.**
8. **Install parking signage with a maximum of a two-hour time limit.**
9. **Consider creating additional municipal parking lots to support site density development.**
10. **Add curb, gutter, sidewalks, and stripped parking along 100 N.**
11. **Install more appropriate (pedestrian scale) lighting and other amenities within the corridor.**
12. **Create additional public gathering spaces adjacent to the ROW space.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Paint highly visible crosswalks

Adding bright colors and designs to crosswalks enhances the Downtown visual aesthetic, in addition to the added safety benefits of being highly visible and clearly delineating where pedestrians are to cross the street. These artistic crosswalk installations could be added temporarily or permanently. Temporary options would include using a non-permanent material to install an artistic design for a short period of time. These designs could be painted by local students, be centered around a specific celebration, or another idea.

If it was determined that a more permanent installation was desired, implementing attractive, long-lasting materials (i.e., thermoplastic) within crosswalks at key locations will ensure that residents and visitors can access Downtown in a safe and efficient manner for years to come.

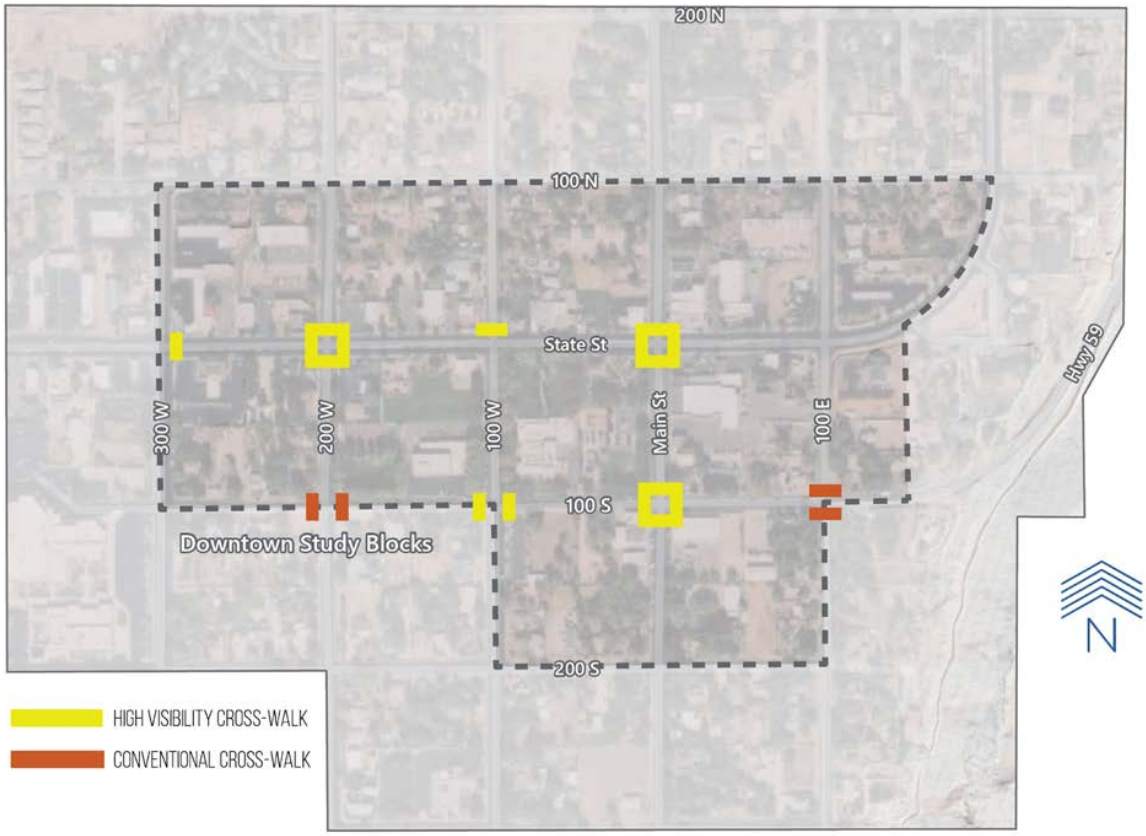


Figure 36: Suggested locations for highly visible crosswalks.

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

Example of thermoplastic high-visibility crosswalk (Source: Ennis Flint)

02
Create a pedestrian and bicycle-only street on 100 W between 100 S to State Street

The segment of 100 W between State Street and 100 S is surrounded by several popular amenities such as the Hurricane Recreation Center and Park, Hurricane Theatrical, Pickleball Courts and the Hurricane Valley Heritage Park Museum. During the public outreach for this study, residents expressed an interest in turning this area into a pedestrian-only street to make it safer and more enjoyable for all ages and abilities. The low car traffic numbers in this segment of 100 W coupled with its heavy utilization by pedestrians make it a perfect candidate for a pedestrian and bicycle-only street. Residents expressed their interest in turning this area.

Closing this segment of 100 W to cars will bring several benefits to Downtown Hurricane:

- ***Increased Safety:*** *It will create a safer environment for pedestrians, as there are no cars or other vehicles on the road. As a result, there is less risk of accidents and injuries, particularly for children and the elderly.*
- ***Provide space for programming:*** *This area can provide a designated space for programmings such as farmers' markets, food trucks, fairs, and Peach Days.*
- ***Improved Air Quality****: Closing this street segment to traffic can improve air quality by reducing vehicle emissions.*
- ***Reduced Noise Pollution:*** *Pedestrian-only streets are typically much quieter than streets with vehicular traffic, which can reduce noise pollution and improve the quality of life for people who live and work in the area.*
- ***Increased Foot Traffic:*** *Pedestrian-only streets can attract more people to the area, benefiting businesses and the local economy.*
- ***Promotes Healthy Lifestyle:*** *It can encourage people to walk or bike more, creating more active lifestyles.*

Figure 37: Location of street closure: 100 W between State St and 100 S.

The traffic dislocated due to the closure of this segment of 100 W is expected to minimally impact adjacent roadways. The parking loss can be offset by creating new municipal lots and increasing the angle parking spaces along 100 S. This street segment closure can be achieved incrementally using temporary closures and tactical urbanism (see Implementation Strategies Chapter).

Peach Days Photo by Jeremy Crawford, St. George News

03
Explore HAWK signal and median at 100 W

Aerial view of HAWK signal

A HAWK (High-Intensity Activated Crosswalk) signal has several benefits, including:

- ***Increased safety for pedestrians**: HAWK signals are designed to improve safety for pedestrians by providing a dedicated signal for them to cross busy roads safely.*
- ***Reduced risk of accidents:** HAWK signals reduce the risk of accidents involving pedestrians by up to 69%, improving visibility and reducing potential conflicts between pedestrians and vehicles.*
- ***Improved traffic flow:** While HAWK signals are primarily designed to improve pedestrian safety, they can also help improve traffic flow by reducing congestion and minimizing the need for pedestrians to cross the road in unsafe locations.*
- ***Increased pedestrian mobility:** HAWK signals can improve pedestrian mobility and encourage more people to walk or use other non-motorized modes by providing a safe and reliable pedestrian crossing point.*

A detailed corridor study and signal warrant study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating a HAWK signal and median at 100 W and State Street.

A HAWK (High-Intensity Activated Crosswalk) signal is a pedestrian-activated traffic signal designed to help pedestrians safely cross busy roads. When pedestrians want to cross the road, they press a button that activates the HAWK signal. The signal will then display a flashing yellow light, indicating drivers to slow down and prepare to stop. The signal will then display a solid red light, indicating to drivers that they must come to a complete stop and allow pedestrians to cross.

Once the pedestrians have safely crossed, the signal will turn off and return to its default state, allowing traffic to resume. HAWK signals are beneficial in areas with high pedestrian traffic, such as school zones or downtown areas.

A HAWK signal with a refuge island/median is recommended on 100 W and State Street. The refuge island/median would restrict left turns northbound on 100 W to increase pedestrian safety. The segment of 100 W between State Street and 100 S is recommended to be closed to traffic to create a pedestrian zone (see #2 above), and as a result would not warrant a full signal. An example of a similar HAWK is found on State Street and Sunset Avenue in South Salt Lake (see below).

There have been several studies that have looked at the safety benefits of HAWK signals. One study conducted by the Federal Highway Administration (FHWA) found that HAWK signals can significantly improve safety for pedestrians at mid-block crossings.

- The study looked at pedestrian crossings in four different cities in the United States and found that HAWK signals reduced pedestrian-vehicle crashes by 29% compared to mid-block crossings without any traffic control devices.
- Another study conducted by the City of Tucson, Arizona found similar results. The study looked at pedestrian crossings at mid-block locations with and without HAWK signals and found that HAWK signals reduced pedestrian crashes by 60% and reduced overall crashes by 29%.
- Overall, these studies suggest that HAWK signals can be an effective way to improve safety for pedestrians at mid-block crossings, particularly in areas with high pedestrian traffic.

HAWK signal on State Street & Sunset Avenue in South Salt Lake, UT (Source: Google Street View).

04
Explore a new traffic signal at 200 W and State Street

A detailed corridor study combined with a signal warranty study on State Street is recommended (see Transportation Recommendations) to evaluate incorporating new signals along State Street in addition to the existing ones on 300 W and Main Street.

Signalized intersection at 300 W and State Street, Hurricane UT (Source: Google Street View)

A signal at 200 W is recommended due to the traffic leading up to the Hurricane Middle School north of downtown. The public expressed safety concerns in this intersection citing the desire to safely cross north-south which is not currently possible. During school pick-up and drop-off times traffic flow on 200 W is impacted due to the lack of a designated time to cross State Street. Placing a signal at 200 W would enhance traffic flow during peak school pick-up and drop-off hours as well as increase pedestrian safety at the intersection of State Street.

05
Strategically locate accessible parking for equitable access

Accessible parking spots are designated parking spaces that are specifically designed for use by individuals with disabilities. These parking spaces are typically located near building entrances and are marked with the international symbol of accessibility, which is a white wheelchair on a blue background. Accessible parking spots are wider than regular parking spaces to accommodate vehicles equipped with wheelchair lifts or ramps, and they are often located near curb ramps or accessible building entrances. In addition, accessible parking spots are usually positioned so that there is sufficient space for individuals with disabilities to enter and exit their vehicles safely.

It's important to note that accessible parking spots are reserved for individuals with disabilities who display a valid disabled parking placard or license plate. These spots are intended to ensure that individuals with disabilities have equal access to public facilities, and parking in an accessible spot without a valid permit or placard can result in fines or penalties.

Example of accessible parking stalls at the Salt Lake City Public Library (Source: Google Street View)

People with disabilities often face significant challenges in mobility, and accessible parking spots are designed to make it easier for them to access buildings, services, and amenities. The Public Rights of Way Accessibility Guidelines (PROWAG) states that for every 25 parking spaces on the block perimeter up to 100 spaces, one parking space must be accessible. For every additional 50 parking spaces on the block perimeter between 101 and 200 spaces, an additional parking space must be accessible. Emphasis should be placed on this recommendation after the closing of 100 West.

06
Help facilitate discussions with property owners for shared parking lots

There is a general desire within the community for efficient and effective parking. Offering shared parking agreements may provide more efficient and effective parking for residents and visitors alike. Shared parking can be through a lease program where private lot owners can lease parking stalls to individual building tenants or could be through a lease with the municipality for the lot to be used for public parking. Shared parking agreements help business owners communicate to their customers locations where they can park.

08
Install parking signage with a maximum of 2-hour time limit

Time-limited parking is a type of parking regulation that limits the amount of time a vehicle can park in a particular location. It is typically used in areas where there is high demand for parking, such as in busy downtown areas, shopping districts, or near public transportation hubs.

The purpose of time-limited parking is to ensure that parking spaces are available for a larger number of people throughout the day. By limiting the amount of time a vehicle can park in a particular space, time-limited parking encourages turnover and allows more people to access the parking space throughout the day. Residents have expressed concern about parking availability in downtown, however a parking occupancy study needs to be performed to accurately evaluate the usage of current parking in the area.

Timed parking, however, can be implemented without this study in areas where parking demand is frequently seen to exceed capacity. A 2-hour time limit is often enough for downtown visitors in locations such as near the Recreation Center, Hurricane Theatrical and Pickleball courts. Parking signs should be posted every 25' of distance.

Timed parking does not necessarily need to be enforced by the city police or staff. It is shown that residents and visitors self-regulate parking time when time limits are posted.

Example of 2-hour parking limit sign (Source: cvilletomorrow.org)

09
Create curb bulb-outs at intersections and crosswalks

Curb bulb-outs, also known as curb extensions, refer to a traffic calming measure that involves extending the sidewalk or curb into the street. This results in a wider sidewalk and a narrower roadway, which can help slow down traffic and increase pedestrian safety.

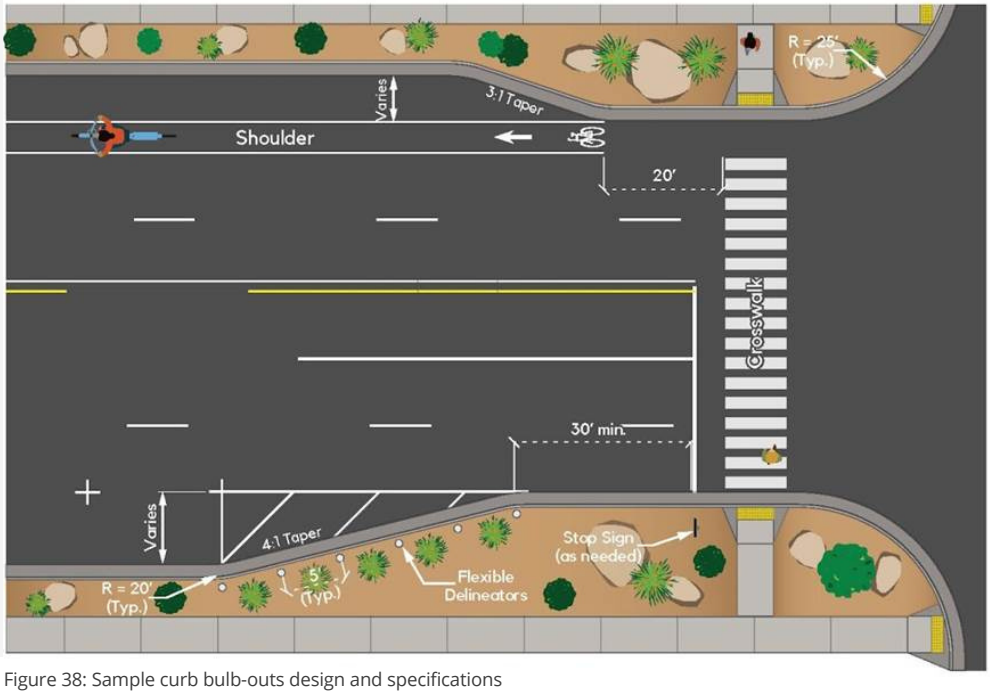


Figure 38: Sample curb bulb-outs design and specifications

Curb bulb-outs are usually created by adding a rounded or angled extension to the existing curb, creating a protrusion that narrows the roadway and shortens the crossing distance for pedestrians. They are often located at intersections or crosswalks and can include features such as benches, planters, or bicycle racks.

Concerns regarding curb bulb-outs include maintenance, vehicle turning radius and ownership. These points are discussed below:

- **Maintenance**

In areas with year-round growth seasons, it is important for municipalities and property owners to have a clear plan for maintenance and water management. This may involve coordinating with landscape maintenance contractors that utilize specialized equipment or designating specific personnel responsible for cleaning roadways. In general, curb bulb-outs do not present an undue hardship if designed and maintained properly.

- **Ownership**

Curb bulb-outs in non-UDOT roads are the responsibility of the city and should be installed and maintained by Hurricane. Curb bulb-outs located within UDOT right-of-way on State Street and Main Street between State Street and 100 S are owned and maintained by UDOT.

- **Turning Radius**

When a curb extension is installed at an intersection, it can reduce the amount of space available for vehicles to turn. This can be particularly problematic for larger vehicles such as trucks or buses, which may have difficulty navigating the turn without crossing into adjacent lanes or hitting the curb. A well-designed curb extension has a large enough radius to accommodate larger vehicles and maintain the flow of traffic. In general, curb extensions can be designed to improve the turning radius of smaller vehicles. By reducing the size of the intersection and creating a tighter turning radius, vehicles such as cars or bicycles may be able to navigate the turn more easily and safely. This can be particularly useful in areas with high pedestrian traffic or narrow roadways where vehicles need to make sharp turns.

Existing curb bulb-out on 300 W and State Street, Hurricane, UT (Source: Google Street View)

In Downtown Hurricane, curb bulb-outs should be considered in every intersection with a crosswalk outside of state routes. The one exception is the intersection of Main Street and State Street where the city and general public have expressed concern with the installation of curb bulb-outs, due to safety and traffic movement patterns. Below are examples of a similar width street and an after rendering.

Figure 39: Samples of curb bulb out imagery - Before or existing and after rendering

10
Consider the creation of additional municipal parking lots to support site density development

Parking is crucial to the success of new developments downtown as it affects the accessibility, convenience, and safety of the area. With projected growth in Downtown, and the potential closure of 100 W to cars, it is important that the city considers additional municipal lots.

Municipal lot installed by Hurricane City (Source: Google Street View)

Within the past 10 years, Hurricane built a municipal parking lot at the corner of 100 S and 100 W. This lot is a one-way through angle parking lot without time limits that maximizes the utilization of that parcel.

Similar underutilized parcels are present along 100 S and can be considered as potential locations for future parking lots. The design of each parking lot needs to be evaluated depending on the size and proportions of the parcel.

Adding more municipal lots would support site density development moving forward as well as assure long-term sustainability of local businesses by providing convenience, increasing foot traffic, and accessibility in downtown.

Figure 40: Municipal lot installed by Hurricane City (Source: Google Street View)

11
Add curb, gutter, sidewalks, and stripped parking along 100 N

Adding curb, gutter, sidewalks, and stripped parking on 100 N provide several benefits to the area. Some of the key benefits include:

Improved drainage
Curb and gutter systems are designed to direct water away from the roadway and into storm drains or other drainage systems. This helps to prevent water from pooling on the road, reducing the risk of accidents and improving overall road safety.

Increased pedestrian safety
Curb and gutter systems create a physical barrier between the roadway and the sidewalk, improving pedestrian safety and reducing the risk of accidents involving pedestrians.

Better vehicle control
Curb and gutter systems help to guide vehicles along the roadway, reducing the risk of vehicles crossing into opposing traffic lanes or leaving the roadway entirely. This can be particularly important in areas with heavy traffic or where the road is narrow.

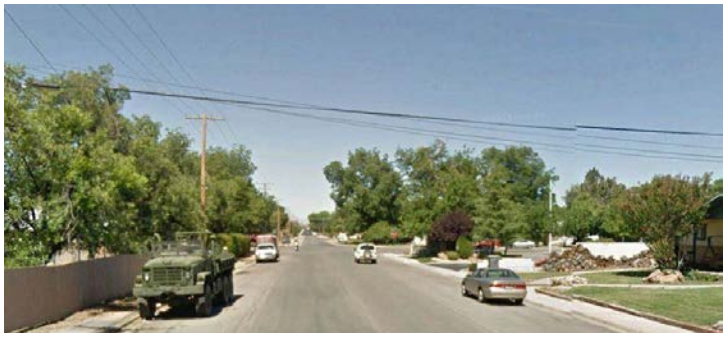
Enhanced aesthetics
Curb and gutter systems can help to improve the overall appearance of a street, making it look more polished and professional. This can be particularly important in commercial or residential areas where appearances are important.

Reduced maintenance costs
By directing water away from the roadway and into drainage systems, curb and gutter systems can help to reduce the risk of damage to the road and other infrastructure. This can lead to lower maintenance costs over time.

Control illegal parking
Residents have witnessed illegal parking along 100 N. Striping parking spaces on the road is a common way to control illegal parking. When parking spaces are clearly marked and designated, it becomes easier for drivers to understand where they can and cannot park. This helps to reduce the risk of illegal parking and improve overall traffic flow.

Parallel parking is recommended on 100 N due to the residential characteristic of the area and lower parking demand compared to other areas downtown. Parallel parking allows for a designated bike lane to be painted adjacent to it (see cross-section on page 68). A bike lane is proposed on 100 N by the Hurricane City Active Transportation Plan. A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. Refer to Figures 44 and 45 for recommended roadway element dimensions.

100 N between Main Street and 100 W where there is no curb and gutter, and parking stalls are not designated (Source: Google Street View).



100 N between 100 E and Main Street where there's curb and parallel parking

12
Install more appropriate (pedestrian scale) lighting and other amenities within the corridor

Street lighting aims to create an inviting atmosphere during the night, avoiding unshielded lights that shine light horizontally into the sky.

The best street lighting conforms to dark sky standards and is focused downtown onto the surface of the street and/or sidewalk. Downward shining lights are safer for drivers and pedestrians because there is less glare.

In addition, downward facing lights do not cast dark horizontal shadows across the landscape that the eyes cannot permeate due to the glare, lessening criminal activity by creating a more visible nighttime environment.

Lighting should be installed that is appropriately scaled for pedestrians utilizing the corridor and the light features should not feel as if they are dominating the corridor.

13
Create additional public gathering spaces adjacent to the ROW space

As mentioned above in the Built Environment Recommendation #3, public areas in Downtown that can be reclaimed for gathering and activity will ensure that Downtown is fully utilized. The integration of these spaces also provides a safe respite for pedestrians by bringing them back away from the ROW and any fast-moving traffic.

This is especially successful when the gathering space is immediately located next to the ROW space. These activities along the pedestrian walkway also encourage full use of the corridor, bringing pedestrian traffic to and from block edges. Please reference Figure 30 to see proposed gathering sites within the downtown study area.

Transportation Recommendations

Downtowns are often seen as the heart of a city or community, and it is important that they are accessible to all individuals, regardless of their preferred mode of transportation. To achieve this, it is important to provide a range of transportation options that are safe, efficient, and convenient for all users.

This section's recommendations include infrastructure improvements, such as the installation of bike lanes, sidewalks, and parking as well as the interventions that increase safety at key intersections.

By implementing these recommendations and prioritizing equitable and inclusive transportation options, Downtown Hurricane can become more accessible and welcoming to all individuals, while also driving economic growth and sustainability. A list of proposed recommendations is as follows:

1. **New corridor and signal warrant study on State Street**
2. **Install wayfinding / parking signage**
3. **Install bicycle facilities and sidewalks throughout downtown.**
4. **Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W.**
5. **Increase crossing time at the intersection of State Street and Main Street**
6. **Add a 4-way stop sign at the intersection of 200 W and 100 N**

Detailed information about each of the above-outlined recommendations is provided the following pages of this section:

01
New corridor and signal warrant study on State Street

It is recommended that Hurricane City partner with UDOT in developing a State Street Corridor Study to better define the vision of the corridor into the future. A corridor study can have several benefits for transportation planning and development of State Street and Downtown Hurricane, including:

Improved safety

A corridor study can help identify safety concerns and provide recommendations for improving safety, such as adding new traffic signals, pedestrian crossings, or bike lanes.

Increased efficiency

A corridor study can help to identify bottlenecks and congestion points and provide recommendations for improving traffic flow and reducing travel times.

Better coordination

A corridor study can help to identify opportunities for coordination with other transportation modes, such as transit, bicycles, and pedestrians. This can help to create a more efficient and effective transportation network.

Improved accessibility

A corridor study can help to identify barriers to accessibility, such as lack of sidewalks or bike lanes, and provide recommendations for improving access for all users, including people with disabilities.

Enhanced economic development

A corridor study can help to identify opportunities for economic development, such as adding new commercial or residential developments, and provide recommendations for improving access and connectivity to support economic growth.

Increased sustainability

A corridor study can help to identify opportunities for sustainable transportation solutions, such as promoting walking, biking, or transit, reducing vehicle emissions and traffic congestion, and improving air quality.

The corridor study should be prepared in conjunction with a signal warrant study which is used to determine whether a traffic signal is warranted at a particular intersection. A signal warrant study is typically conducted to evaluate the need for a new signal or to assess the effectiveness of an existing signal. The study considers a range of factors, including traffic volumes, pedestrian activity, vehicle speeds, accident history, and roadway characteristics.

If the study determines that a signal is warranted, the traffic engineering team may make recommendations for the installation of a signal, including the type of signal, signal timing, and other related considerations. If the study determines that a signal is not warranted, other traffic control devices or modifications to the intersection may be recommended to improve safety and traffic flow.

Unsignalized intersection of 200 W and State Street in Downtown Hurricane, UT (Source: Google Street View)

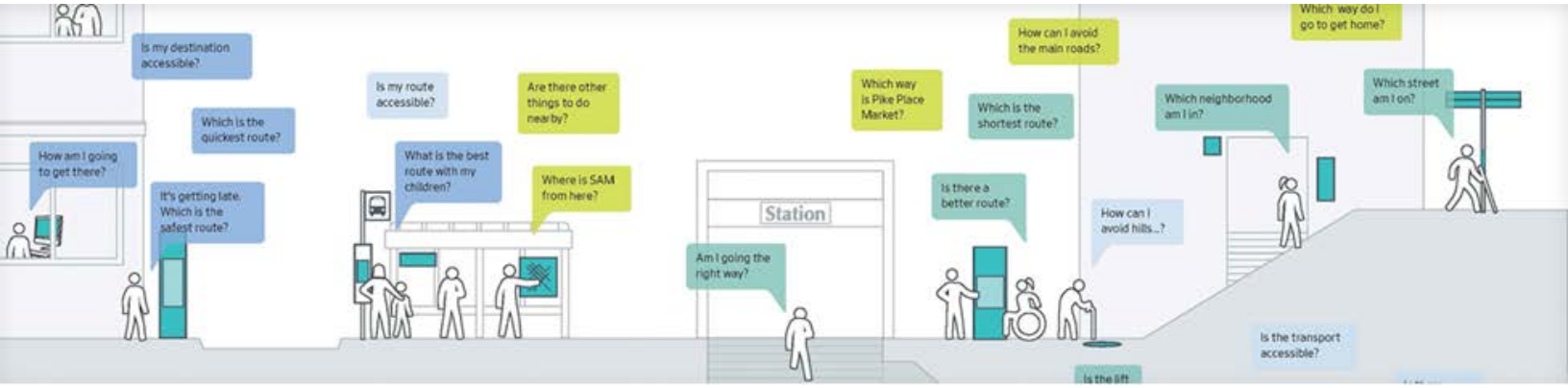
02
Install wayfinding / parking signage

Wayfinding signage is necessary to help direct residents and visitors around downtown. It is recommended to incorporate integrated and branded downtown signage in addition. Efforts should be made to provide wayfinding signage for pedestrian and vehicular travel at the right locations. Optimal areas for each type are outlined below:

a. Pedestrian

Provided at a maximum height of 6’ tall, this signage should focus on guiding or programming downtown users through a cultivated experience that downtown offers. This is referred to in the general plan as a self-guided history tour. These signs can provide interactive maps, displays, or other inviting elements to garner additional support.

Figure 41: Wayfinding, Source: Seattle Department of Transportation



b. Vehicular

This style of signage should be primarily graphics with vibrant or internationally recognized colors. Emphasis should be placed on providing language at a size of no less than 9" in height and no larger than 18" in height.

c. Business

This kind of sign helps visitors understand what businesses or services are in Downtown and are typically placed at corners or main entry locations. They can include graphic maps or directional arrows that assist the user in understanding where they are in relation to where they want to go. These signs are good at quickly communicating what the city is known for to a visitor, and helping a resident connect with the identity of their city.

d. Informational signage

Information signage is excellent for providing information about events or unique features in Downtown. These signs should stand out yet should also be informational.

e. Downtown maps

Downtown maps are a great way to raise awareness of the extent of Downtown, driving more foot traffic from one end to another. Emphasis should be provided on keeping these maps updated with tenants and service/restaurant information.

f. Parking signage

Providing wayfinding to simply and easily find accessible parking will help guide downtown users to off-street parking. This signage is essential when it comes to raising awareness with locals. Additionally, State Street signage should include parking tenure signage or business/patron parking delineation.

g. Historical markers

These signs are used to denote historical elements or existing buildings. They often highlight the true value and prominence of the historical events or figures that were around when they were erected. Highlighting and maintaining these feature signs or markers will prolong the character and memory of such history. Residents and visitors alike will understand and appreciate the city in a deeper way.

03
Install bicycle facilities and sidewalks throughout downtown

Transportation is more than just pedestrian vehicles, and it must provide equitable access for everyone. In 2021, Hurricane City adopted the Hurricane City Active Transportation Plan which proposed 41.5 miles of new bike lanes on existing roads, including in Downtown Hurricane.

There are numerous benefits of bicycle facilities in a downtown area, including:

- ***Increased safety***

Bicycle lanes and other facilities can provide a dedicated space for bicyclists to ride, reducing the likelihood of collisions with cars and pedestrians.

- ***Improved health***

Cycling is a low-impact form of exercise that can help individuals improve their cardiovascular health and overall fitness.

- ***Reduced congestion***

Bicycles take up less space than cars, so encouraging more people to cycle can help reduce traffic congestion in a downtown area.

- ***Increased accessibility***

By providing bicycle facilities, downtown areas can become more accessible to people who may not have access to a car, such as low-income individuals or those who cannot drive.

- ***Economic benefits***

Studies have shown that investing in bicycle facilities can lead to increased economic activity in the surrounding area, as cyclists tend to spend more money at local businesses than car drivers.

The current study's recommendations build upon the Hurricane Active Transportation Plan. Each one provides minor few modifications to the plan to ensure bicycle safety. These include:

Require minimum sidewalk widths

Requiring a minimum of 6' width for sidewalks will allow for ample room and accessibility along all ROW thoroughfares. In high-traffic areas, sidewalks wider than 6' may need to be considered, but 6' is the minimum.

Adding bike lanes on 100 W from 100 S to 100 N

Creates an alternative north-south corridor in downtown to Main Street that provides less conflicts since 100 W is proposed to be a bicycle and pedestrian-only street between 100 S and State Street. It will also connect bicyclists through the HAWK signal on 100 W and State Street which is a safer crossing option than the Main Street and State Street intersection.

Adding marked shared roadways on 100 S from Main Street to 300 W

This will help reroute bicycle traffic from Main Street into 100 W. It also offers an alternative east-west route from State Street in downtown. Angle parking is proposed along 100 S which makes a shared lane the best option for that corridor.

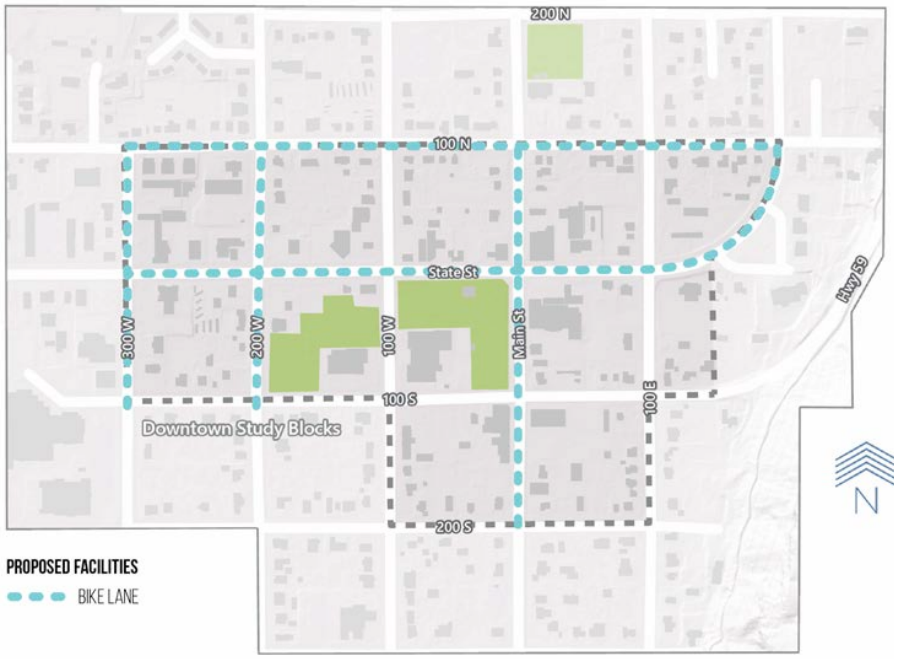


Figure 42: Original recommendations from the Hurricane City Active Transportation Plan, 2021.

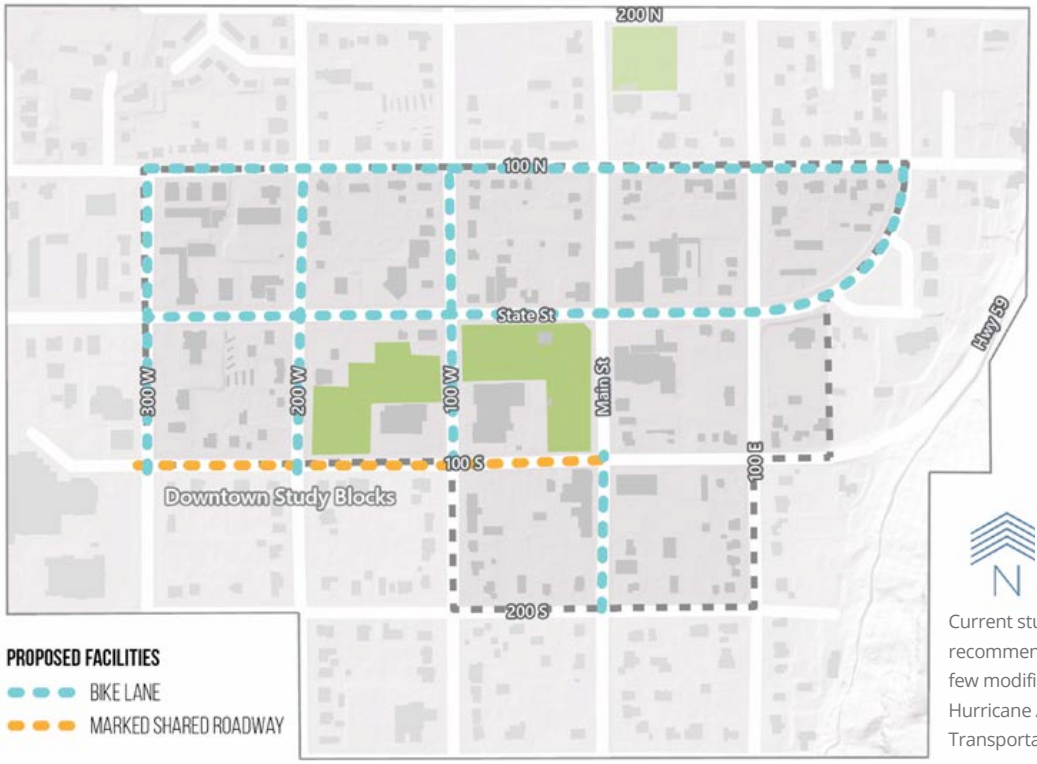


Figure 43: Proposed Shared Roadway

Current study's recommendations include a few modifications to the Hurricane Active Transportation Plan. To ensure safety, the following design standards are recommended for active transportation facilities in Downtown Hurricane:

Current study's recommendations include a few modifications to the Hurricane Active Transportation Plan.

- **Bike Lanes**

Minimum of 6' width, adjacent to the curb or parallel parking. It is recommended that bike lanes are not striped adjacent to angled parking to reduce conflict with cars.

Figure 44: Half street cross-section of a road with angle parking and marked shared roadway.

- **Sidewalks**

A sidewalk minimum width of 6 feet is recommended to allow people to walk side-by-side and provide enough space for people with mobility devices. Sidewalks might be up to 10 feet wide with or without park strips. A sidewalk inventory and assessment should be created to prioritize replacements and installations for areas that are in the worst condition.

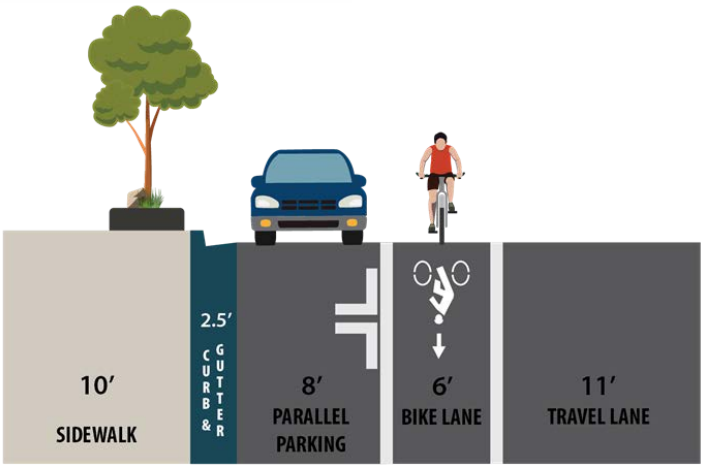


Figure 45: Half street cross-section of a road with parallel parking and bike lane.

- **Marked Shared Roadway**

Include "sharrow" pavement marking on 11' minimum travel lanes. Allowing bikes to utilize the full width of the travel lanes makes it safer when adjacent to angle parking which naturally generates more conflict between users.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04

Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W

As parking becomes more valuable downtown, finding alternatives is a priority. Converting parallel parking to angle parking can have several benefits, including:

- ***Increased parking capacity***

Angle parking can accommodate more cars in the same amount of space than parallel parking, which can be helpful in areas with limited parking.

- ***Improved pedestrian safety***

Angle parking can create wider sidewalks and narrower streets, which can help improve safety for pedestrians and reduce the risk of accidents involving pedestrians.

- ***Easier parking***

For drivers who find parallel parking difficult, angle parking can be easier to maneuver into and out of. This can improve traffic flow and reduce the risk of accidents or damage to parked vehicles.

- ***Better accessibility***

For people with disabilities or mobility issues, angle parking can provide easier access to buildings and sidewalks, as the parking spaces are typically closer to the entrance.

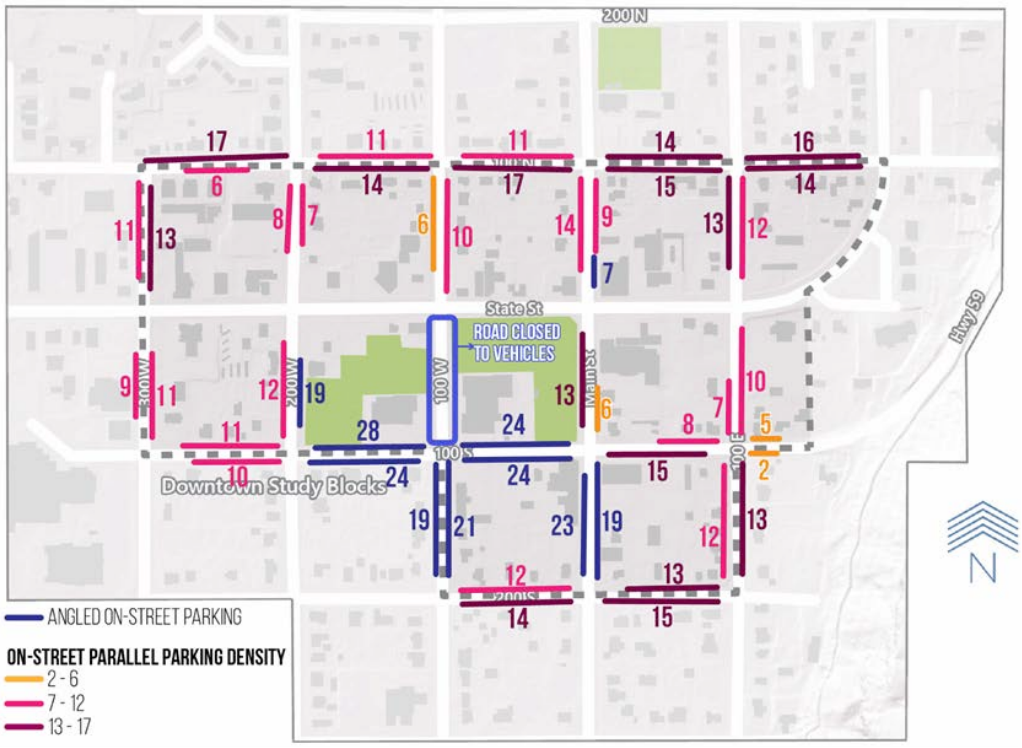


Figure 46: Parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

Luckily, there is ample room to stripe parking stalls on 100 S. It is recommended that parking be striped on 100 S between Main Street and 200 W on one or both sides of the road depending on right-of-way widths (refer to Figure 45 above). This will make up for the lost parking due to the closure of 100 W between State Street and 100 S. The map below provides an overall idea of parking availability in Downtown Hurricane including the creation of additional angle parking on 100 S.

05
Increased crossing time at the intersection of State Street and Main Street

During this study and over the years, the city has received several complaints about the crossing time at the intersection of State Street and Main Street. Residents and visitors report that it is too fast and does not allow them to comfortably cross the road before the signal starts flashing.

Increasing pedestrian crossing time at a signalized intersection can have several benefits for pedestrian safety and accessibility. Here are some reasons why it can be important to increase pedestrian crossing time:

- ***Safer crossings***

Longer crossing times give pedestrians more time to cross the street safely, especially for those who may have mobility limitations, such as the elderly or people with disabilities. Pedestrians may also feel less rushed, reducing the likelihood of accidents and increasing confidence.

- ***Reduced stress and anxiety***

Pedestrians may feel anxious and stressed when trying to cross busy streets, particularly if they have limited time to cross. Longer crossing times can help reduce stress levels and create a more relaxing experience for pedestrians.

- ***Improved quality of life***

Increasing pedestrian crossing times can improve the quality of life for people who walk or use public transportation. It makes walking and crossing the street easier and more pleasant, which can encourage more people to walk or use public transportation instead of driving. This can have positive effects on health, the environment, and local communities.

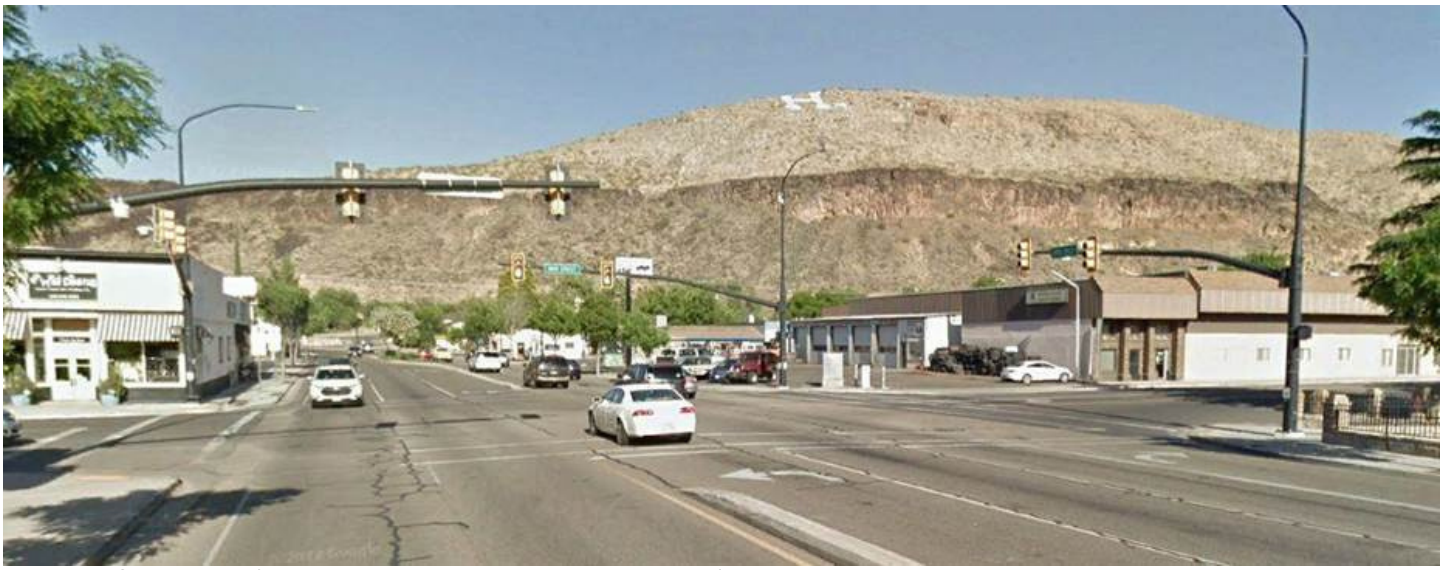
- ***Better accessibility***

Pedestrian crossing times should be increased in areas with heavy pedestrian traffic or where many people with disabilities may need to cross. This makes it easier for people to get around and access public transportation, shops, and services.

- ***Increased compliance***

When pedestrians feel safe crossing the street, they are more likely to comply with pedestrian crossing rules and wait for signals before crossing. This can lead to fewer jaywalking incidents and reduced pedestrian accidents.

The signal at State Street and Main Street would benefit from increased crossing time (20 seconds minimum) to accommodate all ages and abilities. The recommended corridor study and signal warrant study on State Street can address signal timing adjustment at this intersection.



Intersection of State Street and Main Street in Downtown Hurricane, UT (Source: Google Street View)

06
Add a 4-way stop sign at the intersection of 200 W and 100 N

Currently, there is a 2-way stop sign on 200 W where it intersects 100 N which hinders traffic flow on 200 W leading to the Hurricane Middle School. Changing a 2-way stop sign to a 4-way stop sign can have several benefits, including:

Improved traffic flow

A 4-way stop sign can help to improve traffic flow at busy intersections, as it ensures that all vehicles come to a complete stop before proceeding. This can help to reduce traffic congestion and delays.

Increased pedestrian safety

A 4-way stop sign can help to improve pedestrian safety at intersections by making it easier for pedestrians to cross the street. By requiring all vehicles to come to a complete stop, it can help to reduce the risk of accidents involving pedestrians.

Better visibility

A 4-way stop sign can improve visibility at intersections, making it easier for drivers to see other vehicles and pedestrians. This can help to reduce accidents and increase overall safety.

Increased safety

A 4-way stop sign can help to increase safety at intersections by reducing the likelihood of accidents. By requiring all vehicles to come to a complete stop before proceeding, it can help to prevent collisions that can occur when drivers fail to yield the right-of-way.

More predictable driving behavior

A 4-way stop sign can help to create a more predictable driving environment, as all drivers are required to stop and yield the right-of-way. This can help to reduce confusion and increase safety for all road users.

Existing 2-way stop sign at the intersection of 200 W and 100 N in Hurricane, UT (Source: Google Street View)

Parks & Civic Space Recommendations

Recreational spaces are where people integrate into a downtown, imprinting on their community and creating memories. Providing access to the unique natural assets Hurricane provides will encourage more visitors and offer more purposeful destinations. Outlined below are sample parks & recreation goals that will help with downtown revitalization.

1. **Integrate the Downtown recreational core into the trails network.**
2. **Prepare additional hard-surface recreational play spaces in Downtown.**
3. **Integrate a historical or cultural trail through Downtown.**
4. **Implement a tree & vegetation ordinance for installation and maintenance.**
5. **Increase the size of sidewalks to encourage longer visit durations.**
6. **Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Recreational assets abound throughout Downtown, yet they are disconnected and not easy to access from the State Rd corridor. Making connections through shared use pathways between these locations and the existing and proposed trail network will give residents and visitors alike a more cohesive network to travel throughout the community. The map below outlines the planned active transportation network within Hurricane as identified in the Hurricane 2021 Active Transportation Plan.

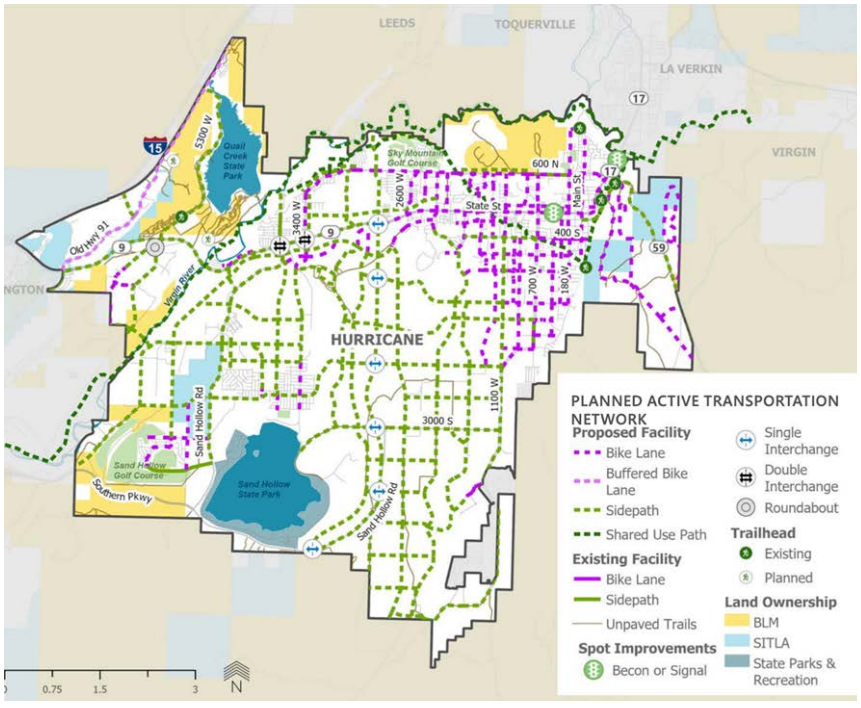


Figure 47: Transportation Network

Additionally, expansion of the network to incorporate linkages along 200 W will improve connectivity to city-wide and regional recreational assets including: the community pool, regional trails, and community parks. This will provide users with easy and convenient access to other regional destinations, while reducing vehicle miles traveled.

- *Jem Trailhead (6 miles)*
- *Quail Creek State Park (9 miles)*
- *Sand Hollow State Park (9.5 miles)*
- *Green Spring Park (16.5 miles)*
- *St. George Dinosaur Discovery Site (17 miles)*
- *Zion National Park (23 miles)*

02
Prepare additional hard-surface recreational play spaces in Downtown

Play spaces are a critical amenity most downtowns are missing. While an emphasis is placed on adults' purchases and spending power, there is a missing clientele, specifically the family. Families make up some of the largest expendable income households in any community, yet there are inadequate spaces to encourage lingering or regular visits. So, to encourage additional downtown tenure, it is recommended that passive or active play spaces are placed in Downtown to improve usability.

By doing passive play spaces for children, areas can be used to draw in families for an extended period, driving economic growth. A proposed location map for these types of gathering spaces can be found on the outdoor gathering space map found in the Built Environment Recommendations section. Areas used for the passive plan in downtown should:

- Be sheltered from roadways or crosswalk access.
- Be surrounded by a soft, yet imposing, barrier, such as throned or dense vegetation.
- Be ADA accessible.
- Be limited in size, ranging from 20’ to 25’ round, and offer a centralized play facility surrounded by safe play surfaces.
- Offer ample seating within the area and immediately adjacent to the area.
- Provide simple play options that are open to all age residents.

Sample access ramp in Hurricane

03
Improve the historic amphitheater and include a new amphitheater within the Targeted Development Scenario

The existing historic amphitheater located behind the Heritage Museum is best utilized by informal meetings and gathering space for children. More formal event meetings and entertainment needs are best met with a larger amphitheater within the plaza space of the proposed State Street development between 100 W and 200 W. It introduces flexibility to Downtown gathering areas, by more easily allowing outdoor seating for restaurants, entertainment settings, event vendors and casual group meetings. With some site grading and allocation of space, this area will gain a great versatile asset. Outlined in the Targeted Development Scenario (next section) recommendations is a description of the use and location.

Bike lanes adjacent to parallel parking on 400 S in Hurricane, UT

04
Integrate a historic or cultural trail through Downtown

The City of Hurricane is a diverse community with a rich history. However, there is little programming documenting and celebrating the diversity and history of the community. The City should partner with stakeholders to document the historic and cultural assets that are found within it. With documentation, partners should work together to develop a comprehensive and year-round historic or cultural heritage trail through the City that highlights its culture and attracts visitors regionally. Individuals moving along the trail should have the opportunity to learn about the areas and buildings they are passing by. Historic and cultural facts and stories should be posted on buildings and at appropriate locations along the trial. The trail should also include online interactive connections where individuals can scan a QR code or visit a specific website to learn more about the historic and cultural assets they are passing along the trail.

Below are three other regional walking tour examples:

- Salt Lake City has several self-guided walking tours within the community. The tour routes can be found online, and printed materials are available at locations within the City. The information includes maps of the points of interest on each of the tours and textual information about the locations. Tour topics include:
    - *North Downtown Heritage Trail*
    - *Main Street Tour*
    - *Time Travel on Main Street (designed for kids ages 9-12)*
    - *Exchange Place and Market Street Tour*
    - *Gateway and Railroad District Tour*

Figure 48: Salt Lake City Example of Points of Interest Map

- Provo has a self-guided Historic Buildings Walking Tour. The tour highlights 22 pioneer era buildings that range in construction dates from 1849 - 1910. Information is available online and at locations throughout the community. This information includes detailed descriptions of the historic buildings that are identified on the route.

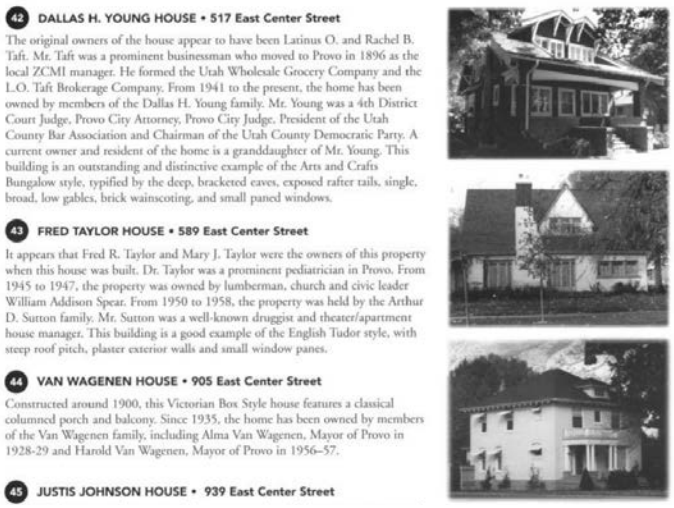


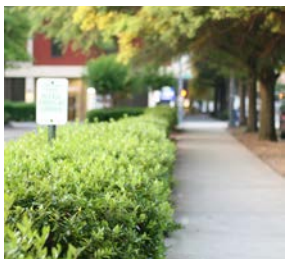
Figure 49: Provo Example of Detailed Description of Identified Historic Buildings

- Ogden provides a guided tour of Historical 25th Street every first Friday of the month. This tour lasts from 5:30 - 7 PM. Topics along the route include:
    - *Pioneer history*
    - *Railroad contributions*
    - *Legal (and illegal) business history*
    - *Architectural styles*
    - *And others*

05
Implement a tree & vegetation ordinance for installation and maintenance

Vegetation is an integral part of any streetscape or public space. Its benefits include noise reduction, pollution control, limited access areas, and reducing the heat island effect. For Hurricane, it is important to provide tiered or purposeful vegetation. The types of vegetation to implement are as follows:

Barrier vegetation
To be placed around children's downtown play areas or other gathering locations, reducing the opportunities for easy wondering.



Buffer vegetation
Installations are to be placed within the non-walk areas between sidewalks and curbing, promoting safe separation of uses.

Tree canopies
To be utilized throughout Downtown, encouraging extended downtown participation through heat reduction.

In addition to these vegetation types, special consideration needs to also be given to the inclusion of water-wise landscaping and xeriscape design. Water-wise landscaping and xeriscape design are implemented to minimize the required watering of vegetative installations and to promote water conservation with drier climate areas. More information on these specific types of landscaping can be found in the Green Infrastructure Recommendations section.

06
Increase the size of sidewalks to encourage longer visit durations

Larger sidewalks will encourage individuals to visit for longer durations in Downtown. The addition of sidewalk space allows for other positive downtown amenities to be added, upgraded, and included throughout Downtown. Larger sidewalks also accommodate more pedestrian traffic without resulting in congestion as individuals stop to interact with one another or view retail display windows. Additionally, a wider sidewalk increases Downtown pedestrian safety by further separating pedestrians from the road and providing more space between sidewalk users. The additional space also provides the opportunity for users to gather downtown.

Wider sidewalks should be installed, where possible, when new development is created. Sidewalks should be no less than 6 feet in width, but wider sidewalks provide additional benefits. The renovation of existing sidewalk areas would need to be considered on a case-by-case basis and it is likely that a corridor study would need to be conducted. As parking is reduced and/or relocated in Downtown, additional opportunities to expand existing sidewalk areas may arise. Any proposed changes to sidewalks within the state right-of-way would need to be coordinated with UDOT.

Narrow Sidewalk

Wide Sidewalk

Green Infrastructure Recommendations

Creating a vibrant and attractive downtown also includes planning for the future. This requires taking proactive steps that will provide sustainability, while also providing for increased usage. Recommendations to support this in Downtown are as follows:

1. **Implement xeriscape design for new construction or rehabilitations.**
2. **Design and implement bioswales for Downtown walkways and parking areas.**
3. **Install energy efficient or solar based lighting along non-DOT roadways.**
4. **Maintain and enhance trees and sidewalk level planting areas along the pedestrian way.**
5. **Create small rain gardens within curb bulb-outs and parks downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Integrate the Downtown recreational core into the trails network

Xeriscape design is a type of landscaping that is specifically designed for areas susceptible to drought and where water conservation is important. This type of design utilizes minimal water for the success of the plantings. It also eliminates the amount of lawn area within a property, which drastically reduces the amount of water required to maintain a lush lawn area. It also reduces the time and labor needed to maintain a traditional lawn and reduces the need for fertilizers and chemical application.

A variety of plantings and/or decorative rock gardens can be included in xeriscape landscaping designs. In addition to these elements, some designs also include a mixture of cobbles, mulch, pavers, planters, and edging. When selecting plants, it is important to prioritize selecting species that are naturally accustomed to dry conditions and/or native species to the region. Prioritizing this selection criteria will both reduce water consumption and provide a large variety of plants to choose from. Some example plantings include:

- *Big Sagebrush*
- *Blackfoot Daisy*
- *Dwarf Peach*
- *Coral Bells*
- *Gaura*
- *Stonecrop*

Additional plants can be found at https://tinyurl.com/4he5aduj

02
Design and implement bioswales for Downtown walkways and parking areas

Bioswales are a type of green infrastructure tool that capture, slow and filter runoff related to high intensity rain events. These bioswales are shallow, landscaped depressions that are vegetated. Because bioswales only require limited space, they work well when installed in medians, curb bulb-outs, and other public space areas within a downtown area.

These plantings also offer a visually appealing design and add to the overall aesthetic of the corridor.

Figure 50: Proposed Bioswale Locations

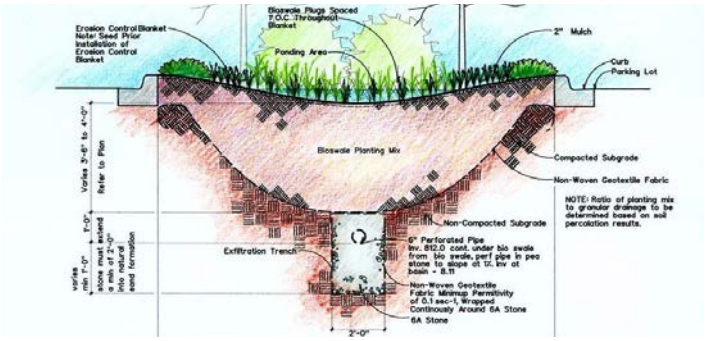


Figure 51: Bioswale Cross-Section and Style Example

03
Install energy efficient or solar based lighting along non-DOT roadways

Solar lighting has become more reliable and usable for downtown situations. While there are more restrictions along non-DOT roadways, it is important that the following be considered for municipally owned/operated roadways:

- **Photometrics shows an overlap of no less than 50%**
- **Lighting metrics offer an adequate shadow cast to provide uniform lighting.**
- **Long-life possibilities should be considered, preferring poles and luminaires with a usable life of 25 years or more.**
- **Festival plugs (requiring independent circuits) should be considered.**
- **Light poles and luminaries with dual power sources (solar and grid power) should be prioritized for longevity purposes**
- **Spacing of solar lights is closer than traditional lights, averaging 100 linear feet apart**

Outlined below are some samples of poles that could be considered:

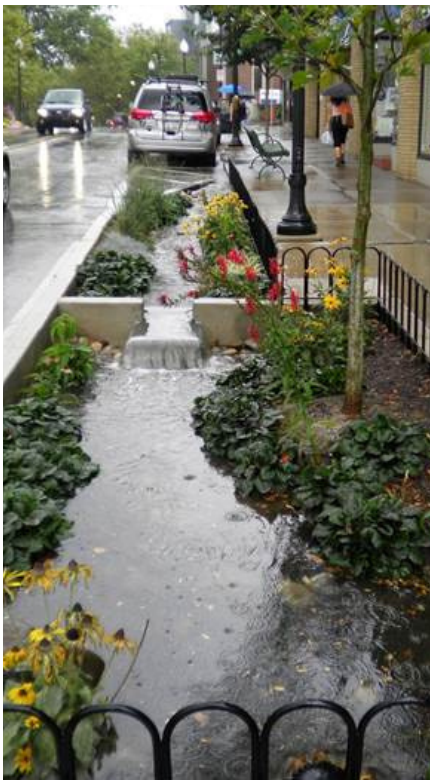
Source - Greenshine Lighting products

04
Maintain and enhance trees and sidewalk level planting areas along the pedestrian way

The City currently has a variety of street trees and other sidewalk level planting areas throughout Downtown. Continued maintenance of these areas will ensure that they continue to positively contribute to the aesthetics of Downtown. Planting additional trees and street level plantings will further enhance the existing vegetative features. When adding vegetative features, the following elements should be considered:

- **Planting distance: all plantings should be appropriately spaced to maximize the growth and health of the vegetation.**
- **Planting types: a variety should be installed together for greater visual appeal.**
- **Tree size: Trees should be greater than 1 ½ inch diameter.**
- **Planting boxes: should be in greater than 24 inches.**
- **Root Growth: Where possible, tree filters or similar root boxes shouls be installed, allowing for adequate root growth**
- **Overhead utilities: only small-growing trees or sidewalk level plantings should be installed under overhead utilities.**
- **Sight triangle: maintaining the defined sight triangle at intersections to not create an obstruction**

05
Create small rain gardens within curb bulb-outs and parks downtown



Rain gardens common elements included in downtown. These rain gardens can provide a location for managing and temporarily retaining rainfall events, and these facilities are also attractive and an excellent opportunity for plannings that require additional water. Locations for these should be in places where curb-bulb outs are:

- **More significant than 5’ wide and 10’ in length**
- **Where adequate fall and gravity provisions are applicable**
- **In locations away from transformers or other utility connectors**
- **In areas where additional buffering or pedestrian projection is desired.**

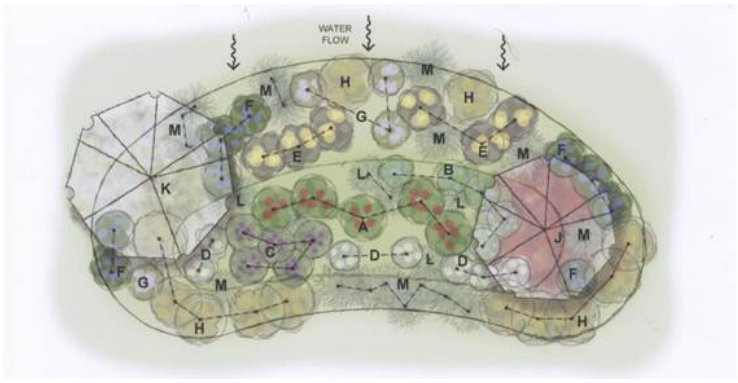


Figure 52: Rain Garden Layout Example

Housing Recommendations

The key to a successful downtown is getting people into the corridor, and there is no better way to do that than encouraging individuals to live in Downtown. Providing a variety of accommodations within a downtown improves the base of users or taxpayers who utilize the retail establishments. For Hurricane, this would include exploring recommendations that will provide the community with multiple types of housing that would meet the demand for future residents. Recommendations include:

1. **Conduct a building inventory.**
2. **Create upper-floor residences utilizing the overlay district.**
3. **Create upper housing opportunities on State Street between 100 W and 200 W**
4. **Allow multi-family housing to be built to zero lot lines.**
5. **Provide zoning changes allowing a variety of residences in Downtown and surrounding area.**
6. **Encourage attainable housing.**
7. **Reduce parking requirements.**
8. **Craft, adopt, and enforce a short-term rental ordinance for Downtown.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Conduct a building inventory

Preparing buildings and business inventory will help raise awareness of what facilities and services are available downtown. These inventories are focused on documenting the current conditions and availability, helping to document how to maximize the space available. The database can be a simple excel sheet or use a more specific CRM software. It is recommended that this list be prepared and regularly updated, categorizing the following:

- ☑ **Age of buildings**
- ☑ **Condition of buildings**
- ☑ **Utilized or unused spaces**
- ☑ **Owners' information**
- ☑ **Business name and contact information**
- ☑ **Social media handles**
- ☑ **Business owner contact information**

Emphasis should be placed on documenting businesses not only in Downtown but throughout the community. Online and non-brick-and-mortar companies should also be cataloged. There are numerous ways to gather this data, yet the most user-friendly is through self-provision utilizing a survey portal. After the initiated datasets have been collected, an AmeriCorps vista can be hired or used for the year to supplement the list with door-to-door or inline database data points. Software is available to manage this information (such as maestro), but the database must first be created to have importable information. By completing the proposed building and business inventories, the community will be provided with the following benefits:

- ***Increased awareness of downtown merchants***
- ***Improved access and connection with building and business owners***
- ***Opportunities for introductions and cross-promotions***
- ***Increased reach for sales and marketing efforts***

02
Create upper-floor residences utilizing the overlay district

Housing in Downtown forms a symbiotic relationship with businesses. This relationship provides enterprises with “doors” or “roofs” that will use the amenities, and businesses will attract more high-quality tenants. This also creates more centrally located residences which are a great option for young professionals and senior housing. To gain these positive effects, it is recommended that upper floors be considered for housing options, within the overlay district. Property owners within the overlay district may apply for assisted funding for upper-floor residences. The City should allocate funding for these grants or loans to boost the efficiency and attractiveness of Downtown.

The ideal matrix of upper-floor housing in downtown is as follows:

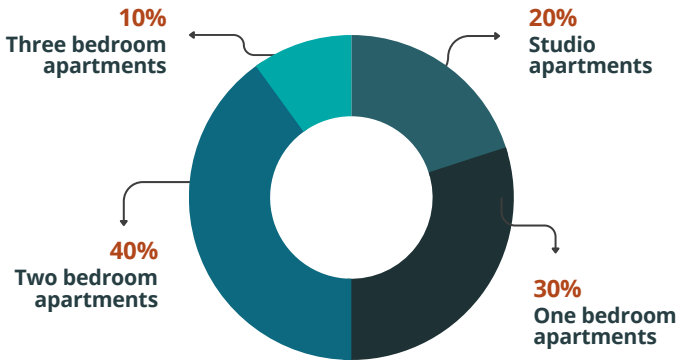


Figure 53: Quoted from the 2019 National Main Street Housing Survey

Some sample floor plans for smaller apartments are outlined below:

Figure 54: Sample Apartment Floor Plan

03
Create upper housing opportunities on State Street between 100 W and 200 W

As outlined in the Targeted Development Scenario (next section), there is an opportunity for additional housing on the currently underutilized parcel on State Street. This parcel is envisioned to be two full and one half stories tall and offer various housing options on the upper floors with an internal parking structure. This density will encourage better utilization of Downtown at all times of day and will provide more ‘roofs’ to attract larger businesses to Downtown. A total of 40,000 Sq Ft of residential space could be created, offering the following opportunities:

40 TOTAL UNITS	**15** studio apartments at 550 Sq. Ft.	**16** 1 bedroom/1 bath units at 750 Sq. Ft.	**16** 2 bedroom/2 bath units at 1000 Sq. Ft.	**3** 3 bedroom/2 bath units at 1,350 Sq. Ft.

04
Allow multi-family housing to be built to zero lot lines

Providing increased densities in Downtown core and surrounding neighborhoods will ensure that viable housing options can be provided. Yet, it will require alterations to current building practices. It is recommended that downtown properties be allowed to build up to lot lines, matching the community's existing character. This change will require the following to be amended:

- **Zero-lot line construction is a right, not by special condition.**
- **Reduction of off-street parking requirements to zero**
- **Allowing for increased density massing for two and 3-story buildings (capped at a set height of 34') for structures.**
- **Requiring facilities to be ROW or back of sidewalk bordered**

Examples of inappropriate setbacks:

Example of uniform and appropriate setbacks:

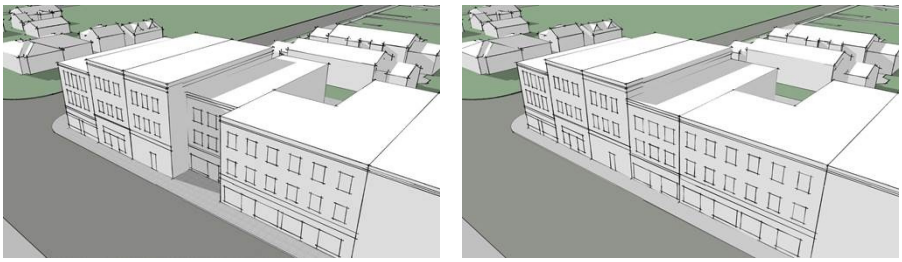


Figure 55: Setbacks, Source: West Point, UT Design Guidelines

05
Provide zoning changes allowing a variety of residences in Downtown

Ensuring a variety of housing is available in Downtown and surrounding zones of Hurricane will allow for more long-term activation of Downtown. Planning for housing in a changing community or demographic creates a moving target, so it is best to provide valuable developments that will adapt to a communities need, while also providing a "life cycle" housing stock within the community.

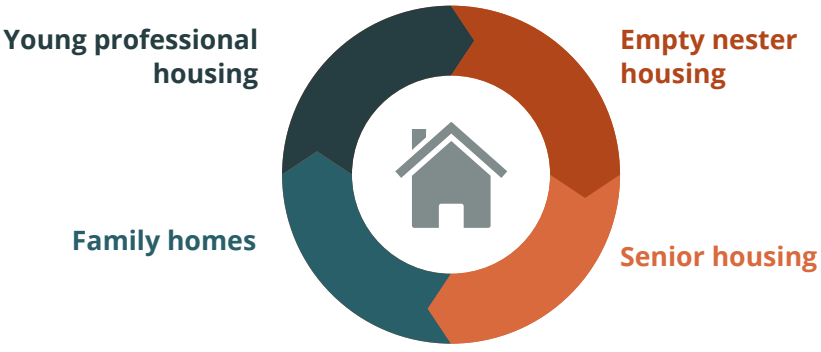


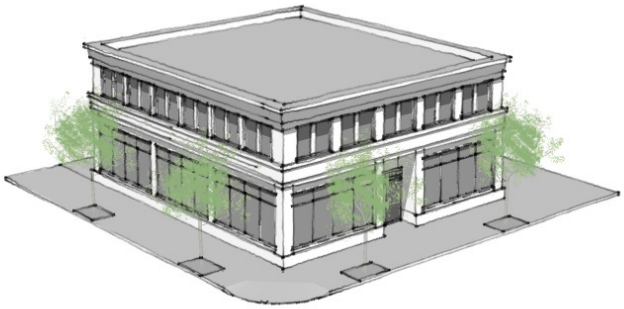
Figure 56: Life Cycle Housing

This will ensure that Hurricane can adapt to the community's changing needs as age cohorts move through their housing cycles, encouraging individuals or families to stay in Hurricane for their entire life.

Outlined below are the proposed housing priorities for Hurricane and their applicable timeframes for implementation:

- **Senior housing and empty-nesters**

In years 1-3, it is recommended to focus on incorporating senior housing into Downtown. This is due to the aging demographic of baby boomers and their soon-approaching transition to non-single-family dwelling units. This type of development requires careful consideration of accessibility and location. All senior housing must be equipped with ADA accessible units, garages, and fixtures, as well as proximity to everyday needs such as groceries and general shopping opportunities. By providing quality amenities in a multi-family complex (or upper floors), Downtown will gain regular patrons, specifically ones that value and expect vital service.

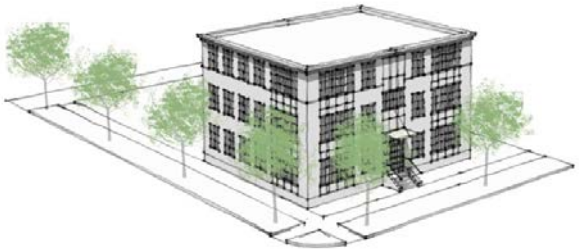


- **Empty-Nester housing**

Also within years 1-3, it is recommended that Hurricane develop the infrastructure for high quality one and 2-bedroom houses that can accommodate families whose children have recently moved out or gone to college. These houses may be new developments or renovated historic homes in the area.

- **Young professional housing**

In years 4-7, it is recommended to focus on young professional housing options. This will drive catalyst changes in Downtown's economy, providing a need for increased variety in services, amenities, and restaurants. Additionally, this will fill a need for non-single family-based housing for entry-level young professionals. These unit types should include studio and one-bedroom options as well as rehabilitated single-family size homes.



- **Family and transitional housing**

In years 8-14, it is recommended to focus on family or transitional housing options. These housing options are often considered last for downtown housing as they tend to provide the most negligible economic impact during a revitalization process. These unit types should focus on facilities (single-family or multi-family) with 3 or more bedrooms.

Priority should be given for these properties through incentives or reduced construction costs for municipal fees. This will ensure that equitable efforts are provided to these missing middle housing, as are given to single-family housing

06
Encourage attainable housing

When more considerable site development or redevelopment is considered, it is recommended that possible accommodation be required at a minimum of 20% of occupiable units. Attainable housing is housing that can be afforded, with average household incomes, using the 30% mortgage payment rule, i.e., the mortgage of a standard home should cost no more than 30% of the take home pay for an average family household income. Possible housing varies from low-income or market-rate housing, providing a missing middle housing option for regular families to purchase in a real estate market witnessing exponential property value growth. This can be completed through a series of options, including:

a. **Grants**
b. **Tax credits**
c. **Reductions in property taxes**

A mixture or massing of the above options may be required, yet it should be considered for developers or property owners attempting to provide attainable housing options.

Figure 57: Middle Housing, Source: Missing Middle Housing, 2020

Supporting the recently adopted moderate-income housing plan, this style of housing is recommended to be permitted within the downtown and surrounding areas

07
Reduce parking requirements

Parking requirements can make it hard to design a vibrant and diverse downtown by prioritizing parking spaces over the safety and comfortability of pedestrians, cyclists, and those taking public transport.

This practice can also impede the ability of a downtown to fully utilize both retail and residential units that maximize economic potential. Reducing parking minimums can help reduce greenhouse gas emissions, while also producing a more attractive urban environment that is used more effectively. To most accurately account for parking needs, this recommendation will require a study to be conducted on regular downtown users and their parking usage.

Figure 58: Existing Parking Lots and Angled Street Parking

Considering every building use, occupancy, and proximity to available parking lots, this survey would help determine the exact needs of Downtown in terms of parking stalls. In addition, some businesses may opt to reduce parking by using shared parking agreements. These are most helpful to businesses that require a consistent number of parking stalls, but operate at alternating times of day, relative to other businesses in the agreement.

As an interim action step, consideration should be made to 1) reduce the parking minimums, and 2) add the requirement for parking to be located int eh rear of each newly permitted structure.

08
Craft, adopt, and enforce a short-term rental ordinance for Downtown

Short-term rentals can be an asset to a downtown, as they stimulate economic growth and support local businesses with steady traffic of diverse tourists. However, short-term rentals can produce their own unique challenges. To effectively address the short-term rental needs and current conditions in Hurricane, a thorough assessment must be conducted to understand:

- **How many short-term rentals are currently being rented?**
- **How large are the short-term rentals in Hurricane?**
- **When are they most utilized?**
- **How much revenue are short-term rentals generating for the community?**

In addition to understanding the existing conditions, the community will need to identify what role they see short-term rental fulfilling within the downtown. These efforts should strive to provide a balance for considerations of both property owners and neighbors while also filling a regional need for overnight accommodations. Some suggestions for review and implementation are outlined below:

- **Within the downtown, limit rental complexes to a spacing minimum of 100 linear feet**
- **Limit the number of potential complexes on a roadway facing block**
- **Require overnight accommodations have off-street parking facilities**
- **Prioritize rentals in redevelopment or targeted development parcels**
- **Create a registry or waiting list for high demand areas**

Targeted Development Scenarios

Based on the feedback received from the public and the assessment of the existing conditions, the consultant team has prepared a series of recommendations for a major catalyst development site. This process involved a survey of the existing assets and challenges, meetings with the steering committee and City, and thorough analysis of public feedback gathered through survey and public input processes.

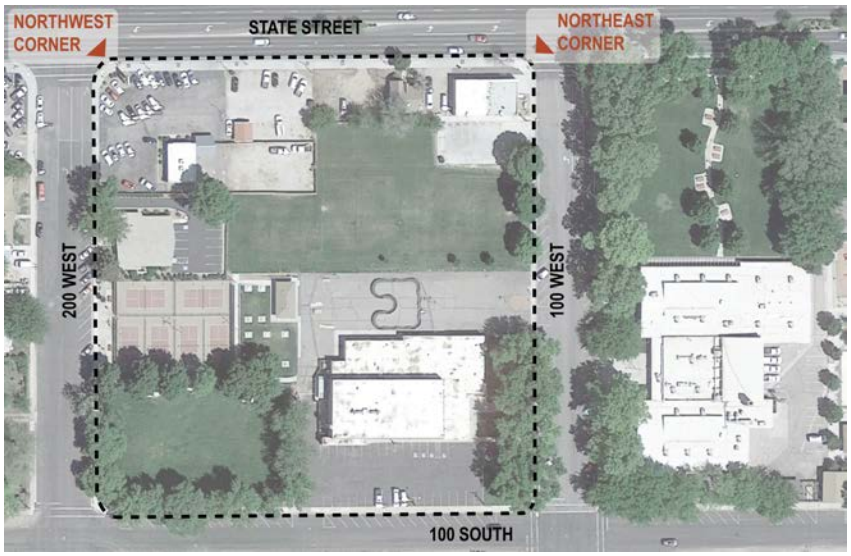


Figure 59: Proposed Catalyst Site

The proposed scenario requires the City to acquire an underutilized lot in Downtown. This lot is located on State Street between 200 w and 100 W.

By acquiring this lot, and envisioning its full potential, the City can pursue a public-private development agreement in which all the necessary assets are provided to Downtown, but the cost burden is distributed to a private developer.

The Catalyst site developments are outlined in the below graphic.

Figure 60: Northwest Corner Aerial

Details are outlined below:

Catalyst Site:

- Between 200 W and 100 W facing State Street
- Municipal land ownership through long-term lease
- Master developer agreement for Public Private partnership
- Relocation of the LDS Family Center within the structure along 200 West
- Potential for development in future phase(s)
- Two full stories, and a third half floor that is set back from the street facade (45' Tall)
- Retail storefront along State Street
- Residences and offices on upper floors
- Rooftop Terrace
- Plaza space and amphitheater for entertainment and events such as small gatherings or concerts and food truck events
- 50% lot coverage
- Frontage buildings with side parking structure
- 40,000 Sq Ft Residential
- 32,000 Sq Ft Commercial

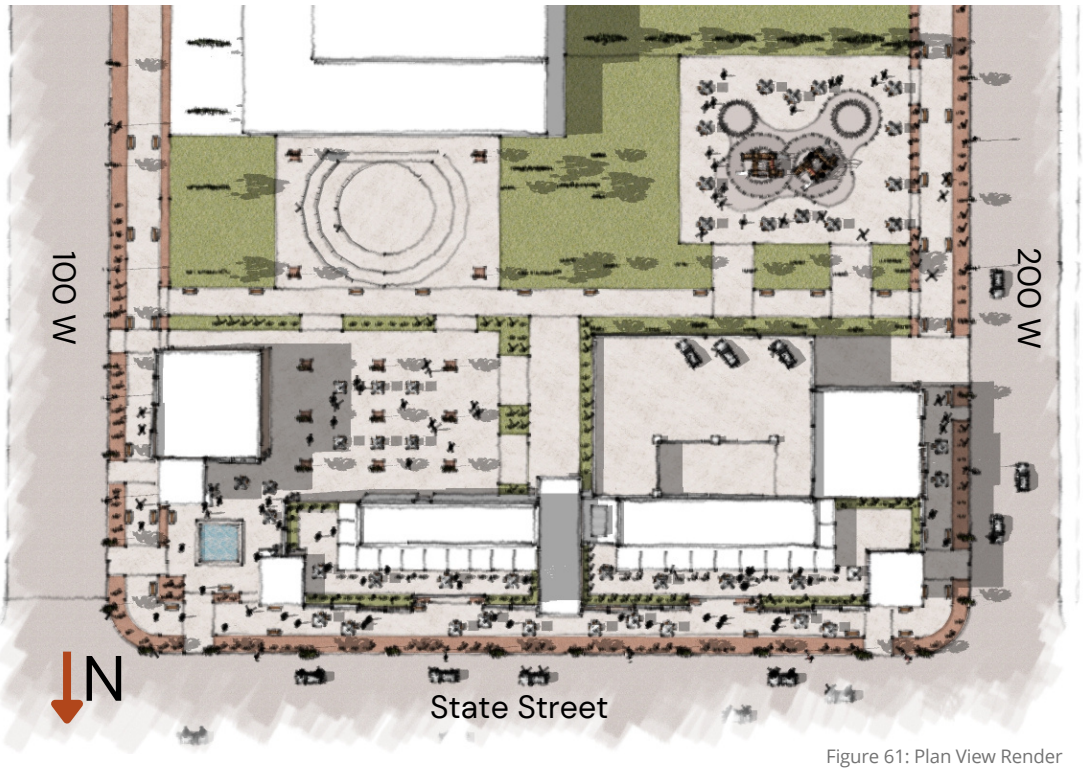


Figure 61: Plan View Render

Figure 62: Northwest Corner Render

Figure 63: Northeast Corner Render

Economic Development Recommendations

Creating a resilient local economy is one of the most critical components of downtown revitalization any community can undertake. For a downtown, this includes preparing a necessary framework that will bolster the existing amenities, while providing complementary businesses to ensure Downtown remains relevant while also providing flexibility for adaptation. Recommendations are as follows:

1. **Target business clusters for missing amenities.**
2. **Prepare a detailed market analysis and leakage study.**
3. **Offer façade and signage grants.**
4. **Adopt and enforce the international property maintenance code.**
5. **Facilitate a phased master development for municipal properties.**
6. **Diversify cultural amenities.**
7. **Draft and enforce a site development requirement for building permitting in Downtown.**
8. **Site Redevelopment.**
9. **Incentivize property rehabilitation.**

Detailed information about each of the above-outlined recommendations is provided below:

01
Target business clusters for missing amenities

In this Plan's market analysis phase, several end-users were identified as having a supply gap in the trade areas. These businesses are also opportunities that would fit well into the existing Downtown buildings. Attracting these businesses would provide the community with a necessary addition to the tax revenue and create a regional draw to the State Street corridor for regional attributes. This is done through clustering of development typologies, and the businesses for Downtown Hurricane are as follows, restating some of the start-up and growth opportunities from the market analysis.

Pharmacies and Drug Stores

Women's Clothing Stores

Convenience Stores

Jewelry Stores

02
Prepare a detailed market analysis and leakage study

One of the most important things any community can undertake is studying the expenditure of residents and visitors, specifically where, when, and what the funds are being spent on. Preparing a market analysis is not simply providing a series of statistics about expenditures within a community, it is a nuanced and detailed review of a community that illustrates deficiencies, over-expenditures, and other critical factors. The City will be able to build on this Plan's market analysis and:

- **Identify GAPS in services or amenities.**
- **Document areas where the community is over saturated.**
- **Create retail user profiles that document spending habits or characteristics.**
- **Define areas or geographic regions primary visitors are traveling from.**
- **Identify unique attributes about community expenditure habits.**
- **Prepare strategies for business expansions.**

Through this process, a NAICS-level analysis should be created to help identify beneficial targeted clusters. These clusters should be identified for locations within the community, providing a mixture of amenities or services that would benefit from a symbiotic relationship. Samples of targeted clusters are:

- **Women's clothing stores**
- **General Merchandise stores**
- **Jewelry stores**

Through these clustered developments, the community will be able to witness a catalyst style of development that is self-sufficient. As outlined in the above cluster, many of these facilities would serve a relationship with one another, driving increased uses that are consistent and not event driven. All efforts should be made to provide elements that are maximally productive. This process will require further development and revisitation in the future to build upon the market analysis provided in this document.

03
Offer façade and signage grants

As part of recommendation #6 from the Built Environment Recommendation section, a grant application system should be implemented to encourage upkeep of facades in Downtown. This process will require funding to be allocated from outside grants, or from the annual budget.

One great source of funding for this process is the USDA Rural Business Development Grant program. Towns and communities may apply for grants to be used for economic development, as well as planning and training, and even business incubators. Applications are evaluated by economic need, and consistency with local priorities and goals.

It is recommended that the City reach out to interested business owners in advance to get their proposed construction or rehabilitation plans. This information should be organized and ranked accordingly by need and benefit to the city. Once a list and information about each project is compiled along with additional application requirements, the City should apply as soon as the annual application window is opened. If the grant does not cover all projects submitted by the business owners, those projects have already been ranked, and facade grant plans can be updated accordingly based on the approved USDA grant amount.

Figure 64: Façade Grant Use Example, Source: Urban Redevelopment Authority of Pittsburgh, 2019

04
Adopt and enforce international property maintenance code

The international property maintenance code (IPMC) is the industry's standard code enforcement process. This program is utilized by more than 2,000 municipalities across the country and has been found legally defensible regularly in a court of law. Adopting the guidelines and language will provide the community with an easy-to-implement and follow the program, one that will provide a standard of enforcement for all properties. The adoption process for the international property maintenance code is as follows:

- **Sign-up for membership and order code books**
- **Begin reviewing the materials and redacting unnecessary materials from the code book.**
- **Prepare necessary compliance and review paperwork for municipal use.**
- **Set citation or infraction limits, processes, and costs.**
- **Municipal review and redaction of undesired or unnecessary sections.**
- **Adopt the redacted code through the council.**
- **Being implemented uniformly across the community.**

Figure 65: Career Path Graphic, Source: International Property Maintenance Code, 2021

05
Facilitate a phased master development for municipal properties

Transforming and revitalizing catalyst properties is one of the quickest and most impactful downtown revitalization tactics. Within the State Street corridor are several underutilized buildings, yet the property between 200 W and 100 W likely has the largest catalyst potential. Some details about the existing site are as follows:

- **Located at a prime location for maximum visibility.**
- **Only 8,500 Sq Ft of existing structures**
- **Opportunity for strategic municipal purchases**

Improvements to the site and facilities are as follows:

- **100,000 Sq. Ft. development area, allowing for multiple uses.**
- **Includes multiple entrances and rentable spaces.**
- **Offers potential alleyway access for deliveries or other necessary uses.**

Based on these characteristics, this property would have the most significant potential to positively impact Downtown. To ensure the property meets underserved needs, the following uses should be included:

PROPOSED USE	SPACE ALLOCATION	LOCATION	PURPOSE
Downtown food hall	**5,000**	Close to centralized entrance	A food hall is a rotating food preparation facility with multiple smaller stands or facilities. These facilities can both serve as an incubator for growing businesses, as well as provide year-round opportunities for local food trucks.
Ice cream parlor	**1,500**	High visibility	Nothing says downtown like an ice cream parlor. This facility should offer homemade or local sources ice cream and ample room for people to gather.
Household appliance & electronics store	**4,000-6,500 Sq. Ft.**	Access to loading	Currently, the community has a shortage in facilities that sell appliances and home electronics. This space will provide convenience for residents to equip their homes from a local establishment.
New & Used clothing stores	**2,500-7,000 Sq. Ft.**	Front of building	This space would serve as a resource for residents and visitors. With a significant gap in clothing retail stores, Hurricane could quickly reclaim this spending as potential revenue.
Bakery	**1,800 Sq. Ft.**	Northeast corner	Providing a local alternative to morning snacking and meals will help encourage longer activation of Downtown by both tourists and residents. Having such an amenity in Downtown will create a more convenient variety of shops.
Sporting goods or camping needs	**5,000**	Near parking	This facility would provide the community with an undermet need, specifically that of camping or non-big box store supplies. Due to the year-round recreation of the Hurricane area, this store is viable all-year round.
Coffee shop/roastery	**2,000**	High visibility	Currently the community is undermet in facilities for lingering, socializing, and becoming part of the community. This facility, partnered with the bakery, would provide the residents with a necessary space to gather and enjoy their beverages of choice.

Figure 66: Suggested Building Uses

Efforts should be made to purchase and target marketing of parcels to necessary businesses. By acquiring these parcels, the community will be able to make the necessary catalyst changes much more quickly. Such parcels include the Hurricane Car Lot and the properties at 117 and 135 State Street. By purchasing these sites, the City would be the landowner of most of the block, offering the community a strong opportunity for catalyst development through a master developer agreement.

06
Diversify cultural amenities

Targeting development of specific amenities that encourage tourism and play into the outdoor recreation culture of Southern Utah will allow the City to reach its full potential of tourism spending. Existing businesses that already do such include Southern Utah Adventure Center and Over the Edge Sports. Additional new and used sporting goods stores and rental businesses will help boost this tourism effort. The City should partner with these existing business owners and help them reach their full potential with strategic location changes and facade or site enhancements.

The City should also consider hosting events that specifically benefit local businesses and craft vendors, as well as tailoring their permitting process to favor business owners with residency in Hurricane. Supporting Hurricane's existing asset businesses and business owners will further develop the identity and pride felt in Downtown.

07
Draft and enforce a site development requirement for building permitting in Downtown

Requirements for site development can be hard to regulate and organize. Using site development requirements that include a clear site plan for Downtown developments is a successful strategy for managing what is being designed and included. As part of this process, the City should evaluate what priorities or goals they would like to address within each site. Such goals should pertain to:

- **Parking**
- **Landscaping**
- **Hardscaping**
- **Entry locations**
- **Building orientation**
- **Pedestrian & cyclist amenities**

Once these priorities have been established, the building permitting process can be amended to require that each building have a site plan that clearly addresses such issues. Developing this process will help benefit Downtown by:

- **Creating cohesion within the look and feel of the streetscape and adjacent building designs.**
- **Highlight Downtown's goals and bring them to fruition.**
- **Create an easier understanding of building entrances and wayfinding.**
- **Prioritize the safety and accessibility of pedestrians and cyclists.**

08
Site Redevelopment

Reactivation of Downtown anchor buildings will provide one of the strongest ROIs possible and positively impact the overall corridor's economic health. Adjacent to the development outlined within the Targeted Development Scenario in the previous section, some multiple buildings and amenities would benefit from remodeling or rehab. The City Recreation Center and Fine Arts Building have both received heavy utilization by the community and highlight the need for great recreation and civic spaces within Hurricane.

The City will need to thoroughly study both buildings to understand their current uses and the potential for future retrofit or reconstruction that may improve upon these needs. If upgrades are done in conjunction with the Targeted Development, the city will have the opportunity to create an intentionally designed city center and anchor that provides updated recreational amenities for its residents. This can help set the tone aesthetically and architecturally for the rest of Downtown. Designing and implementing these upgrades will also give the community better facilities to meet their needs more effectively.

09
Incentivize property rehabilitation

A typical roadblock for property rehabilitation is the perception of unattainable increases in property taxes caused by property reassessments. A property tax deferment can encourage property redevelopment, specifically for municipal-based real estate tax increases. Removing this potential or perceived barrier will aid in building catalyst changes in Downtown. This program should conform to the following elements:

- **Be provided upon request, not automatically provided.**
- **Provide tax increase deferment on municipally based real estate tax for five years.**
- **Allow participants to improve their properties and increase rents before additional revenue is needed.**
- **Encourage regular maintenance through a rolling 15-year calendar for program participation.**

Implementing the use of GIS software integrated with permitting software, the City will be able to easily track what property upgrades have been done throughout the years by browsing each parcel and owner. Through this rehabilitation program, the community can conduct necessary work and gather additional revenue regularly before being concerned about other tax payments. Additionally, this program will empower property owners to make catalyst improvements with less fiscal impact.

05

IMPLEMENTATION STRATEGIES

IMPLEMENATION STRATEGIES

As important as the recommendations are, preparing a priority order or ranking for implementation will ensure the proper steps are completed at the right time. Outlined below are the top prioritized projects and necessary action steps for implementation

YEAR 0 - 2

1

ALTER LOCAL ORDINANCES AND ZONING TO REQUIRE RETAIL OR SERVICE-BASED INDUSTRIES IN THE DOWNTOWN CORRIDOR

Land Use Recommendation No. 4

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
    i. *Identify an area where the ordinance will be implemented*
    ii. *Determine if current zoning / permitted uses will be followed or if amendments will need to be made to permitted uses within the defined area*
c. Complete the adoption process with planning and council

2

IMPLEMENT A VACANT PROPERTY ORDINANCE

Land Use Recommendation No. 1

a. Research best practices from surrounding communities
b. Craft a set of draft ordinances and proposed changes
    i. *Requirements for building use*
    ii. *Thresholds for vacancy tenure*
    iii. *What a "used" building entails*
    iv. *Incentives and penalties related to compliance*
c. Complete the adoption process with planning and council
d. Identify, create, and implement tracking mechanisms
e. Determine penalties for noncompliance and create and enforce enforcement mechanisms
f. Update vacant property list regularly

3

PAINT HIGHLY VISIBLE CROSSWALKS

Urban Design Recommendation No. 1

a. Start with temporary paintings along 100 S in partnership with the community (i.e., high school students, event celebrations, etc.)
b. Gather funding for permanent thermoplastic crosswalks

4	
CREATE A MIXED-USE ZONING DISTRICT, SPECIFICALLY WITHIN THE DOWNTOWN, ALLOWING AND ENCOURAGING A VARIETY OF USES ON UPPER FLOORS SUCH AS DWELLING UNITS, OFFICE SPACES, AND STUDIOS	a. Research best practices from surrounding communities b. Craft a set of draft ordinances and i. *Identify permitted uses within the mixed-use zone* ii. *Define the permitted density of development in a mixed-use zone* c. Update the zoning map to reflect the new mixed-use zone in downtown d. Complete the adoption process with planning and council
Land Use Recommendation No. 2	

5	
CRAFT, ADOPT, AND ENFORCE A SHORT-TERM RENTAL ORDINANCE FOR THE DOWNTOWN	a. Assess existing short-term rentals' current needs b. Identify what the City and the community would like to see. c. Adopt an ordinance specifying the number of short-term rentals allowed in the downtown and what is required of those rentals. d. Allocate funding for enforcement.
Housing Recommendation No. 8	

6	
CREATE AN OVERLAY ZONE FOR THE DOWNTOWN CORRIDOR (RELATED EXPLICITLY TO FORM-BASED CODES)	a. Research best practices from surrounding communities b. Identify the areas to be included in the overlay zone i. *Incorporate form-based code into overlay regulations as developed in Implementation Strategy 17* c. Craft a set of draft ordinances d. Update the zoning map to reflect the location of the overlay zone e. Complete the adoption process with planning and council
Land Use Recommendation No. 3	

7	
ALLOW MULTI-FAMILY HOUSING TO BE BUILT TO ZERO LOT LINES	a. Establish zero-lot line construction as a right b. Allowing for increased density massing for two and 3-story buildings (capped at a set height of 40') for structures c. Require facilities to be ROW or back of sidewalk bordered
Housing Recommendation No. 4	

8	
PROVIDE ZONING CHANGES ALLOWING A VARIETY OF RESIDENCES WITHIN THE DOWNTOWN	a. Assess current zoning requirements b. Review and amend the code to allow for increased densities c. Eliminate requirements that prohibit certain housing types d. Rewrite zoning requirements to allow multiple housing types and styles as long as the preferred density is achieved.
Housing Recommendation No. 5	

9
WORK WITH A LOCAL REALTOR(S) TO CREATE A DOWNTOWN PROPERTIES MARKETING DATABASE
Built Environment Recommendation No. 5

a. Identify local realtors and create a partnership to implement recommendations.
b. Create a list of eligible properties.
c. Conduct assessments of the building condition, zoning, potential end-use types, etc. Also, gather owner or listing agent contact information.
d. Create marketing materials and flyers for each identified property
e. Create a website for available properties
f. Share information about available properties with developers
    i. *Utilize an online platform where interested parties can easily access these marketing materials*
g. Maintain and update the list regularly

10
UPDATE AND ENFORCE SIGNAGE REGULATIONS
Built Environment Recommendation No. 1

a. Research best practices from surrounding communities
b. Review existing signage regulations
    i. *Identify corrections or additions needed to the current regulations*
c. Craft a set of draft ordinances
d. Identify and implement enforcement mechanisms for regulations
e. Complete the adoption process with planning and council

11
MAINTAIN AND ENHANCE TREES AND SIDEWALK LEVEL PLANTING AREAS ALONG THE PEDESTRIAN WAY
Green Infrastructure Recommendation No. 4

a. Identify existing areas where trees and street-level plantings are already present
b. Assess the current condition of existing vegetative areas
c. Implement plantings in areas where additional buffering is needed
d. Determine ongoing maintenance needs and implement them as needed. Adjust fiscal budgets as required to accommodate necessary maintenance
e. Conduct a downtown assessment to identify areas where trees and street-level plantings could be added
f. Determine the estimated cost of such installations and budget accordingly

12
CLOSE 100 W FROM 100 S TO STATE STREET
Urban Design Recommendation No. 2

a. Lock and reinforce permanent barricades
b. Identify locations for, and stripe accessible parking locations
c. Create an accessible turn-off for pick-up/drop-off along 100 South
d. Remove/reduce curbs along 100W to create zero-grade transitions
e. Provide vegetation in pots and moveable items to reduce heat island effect

13	
REDUCE PARKING REQUIREMENTS, ALLOWING FOR INCREASED DENSITY STRUCTURES	a. Identify current users and parking needs within the downtown b. Identify where the required on and off-street parking requirements for existing and new developments should be reduced (based on current and proposed users and needs) c. Craft a draft ordinance that updates the appropriate zoning regulations as they relate to on and off-street parking d. Complete the adoption process with planning and council e. In addition to the proposed ordinance change, locate existing parking lots and structures that can be utilized and potentially shared f. Facilitate and encourage shared agreements between businesses where feasible.
Housing Recommendation No. 7	

14	
INTEGRATE A HISTORICAL OR CULTURAL TRAIL THROUGH THE DOWNTOWN CORRIDOR	a. Identify historical and cultural assets throughout the downtown corridor b. Create a database with location and background information c. Create graphic representation/route of identified assets d. Distribute trail routes at places of business, as well as online, so individuals can access it and utilize trail route e. Create a QR code or another interactive aspect where individuals can learn more information about an asset as they pass through the downtown
Parks & Civic Space Recommendation No. 3	

15	
OFFER FAÇADE AND SIGNAGE GRANTS	a. Adopt design guidelines b. Identify funding for program implementation and administration c. Create a grant application program d. Establish criteria for awarding applicants e. Allocate funding from outside grant sources or annual budget
Economic Development Recommendation No. 3	

16	
ADOPT AND ENFORCE INTERNATIONAL PROPERTY MAINTENANCE CODE	a. Sign-up for membership and order code books b. Review the materials and redact unnecessary materials from the code book c. Prepare necessary compliance and review paperwork for municipal use d. Set citation or infraction limits, processes, and costs e. Adopt the redacted code through the council f. Being implemented uniformly across the community
Economic Development Recommendation No. 4	

17	
DRAFT AND ENFORCE A SITE DEVELOPMENT REQUIREMENT FOR BUILDING PERMITS WITHIN THE DOWNTOWN	a. Establish goals for on-site parking, landscaping, hardscaping, entry locations, building orientation, and pedestrian & cyclist amenities. b. Require a site plan as part of the permitting process within downtown c. Create regulations for key goals to be shown on submitted site plans
Economic Development Recommendation No. 7	

18	
PREPARATION AND IMPLEMENTATION OF FORM-BASED CODE, SPECIFICALLY IN THE DOWNTOWN OVERLAY ZONE	a. Adopt an overlay zone within downtown where form-based codes will be implemented (see Implementation Strategy 6) b. Define and outline preferred development standards for construction within the overlay zone. c. Draft proposed guidelines d. Create a mechanism for enforcement of the form-based codes e. Complete the adoption process with planning and council
Built Environment Recommendation No. 7	

19	
NEW CORRIDOR AND SIGNAL WARRANT STUDY ON STATE STREET	a. Coordinate with UDOT about a new corridor and signal warrant study on State Street b. Secure internal funds and external grants (i.e., Dixie MPO) to provide a match for the study c. Help conduct and finalize the investigation in coordination with UDOT
Transportation Recommendation No. 1	

20	
CREATE A PEDESTRIAN AND BICYCLE-ONLY STREET ON 100 W BETWEEN 100 S TO STATE STREET	a. Temporary closure (3-4 months) during summer months b. Implement tactical urbanism and programming to increase space utilization (community art, fairs, events, etc.) c. Complete street closure after adoption with the planning commission and council
Urban Design Recommendation No. 2	

21	
STRATEGICALLY LOCATE ACCESSIBLE PARKING FOR EQUITABLE ACCESS	a. Identify areas close to destination entrances that can host accessible parking spots b. Count parking spots within each block c. Implement a minimum of 1 accessible stall for every 25 stalls
Urban Design Recommendation No. 7	

22	
INSTALL PARKING SIGNAGE WITH A MAXIMUM OF 2-HOUR TIME LIMIT	a. Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments b. Install 2-hour parking limit signs every 25’ distance
Urban Design Recommendation No. 8	

YEARS 3 - 7

1.	**Install parking signage with a maximum of 2-hour time limit** • *Identify areas where parking demand exceeds capacity, usually near the entrance of destinations and establishments.* • *Install 2-hour parking limit signs every 25' distance.*	Urban Design Recommendation No. 8
2.	**Increase crossing time at the intersection of State Street and Main Street** • *Adjust the crossing time of the signal following recommendations from the State Street corridor and signal warrant study.*	Transportation Recommendation No. 5
3.	**Add a 4-way stop sign at the intersection of 200 W and 100 N**	Transportation Recommendation No. 6
4.	**Implement two additional stop signs on 100 N at the corner of 200 W to convert it to a 4-way stop sign. Implement an annual façade program**	Built Environment Recommendation No. 6
5.	**Implement a tree & vegetation ordinance for installation and maintenance.**	Parks & Civic Space Recommendation No. 4
6.	**Create downtown design guidelines**	Built Environment Recommendation No. 2
7.	**Prepare additional hard-surface recreational play spaces within the downtown core.**	Parks & Civic Space Recommendation No. 2
8.	**Integrate the downtown recreational core into the trails network**	Parks & Civic Space Recommendation No. 1
9.	**Incentivize development of mixed-uses for developers acquiring underutilized downtown properties.**	Built Environment Recommendation No. 4
10.	**Install energy-efficient or solar-based lighting along non-DOT roadways**	Green Infrastructure Recommendation No. 3
11.	**Implement xeriscape design for new construction or rehabilitation**	Green Infrastructure Recommendation No. 1
12.	**Create small rain gardens within curb bulb-outs and parks downtown**	Green Infrastructure Recommendation No. 5
13.	**Provide zoning changes to ensure a minimum Floor Area Ratio (FAR) is met.**	Land Use Recommendation No. 5
14.	**Conduct a building inventory**	Housing Recommendation No. 1
15.	**Create upper-floor residence allowances utilizing the overlay district**	Housing Recommendation No. 2
16.	**Encourage attainable housing with deferred taxes or other financial incentives**	Housing Recommendation No. 6
17.	**Facilitate a phased master development for municipal catalyst site between 100 W and 200 W**	Targeted Development Scenario & Economic Development Recommendation No. 5
18.	**Create upper housing opportunities on State Street between 100 W and 200 W in conjunction with the Targeted Development Scenario**	Housing Recommendation No. 3
19.	**Prepare a detailed market analysis and leakage study**	Economic Development Recommendation No. 2
20.	**Incentivize property rehabilitation**	Economic Development Recommendation No. 9

21.	**Explore the HAWK signal and median at 100 W** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 3
22.	**Explore the new traffic signal at 200 W and State Street** • *Run corridor and signal warranty study in coordination with UDOT* • *Gather funding for design, engineering, and implementation* • *Install new signal*	Urban Design Recommendation No. 4
23.	**Create curb bulb-outs at non-DOT intersections and crosswalks** • *Create an implementation strategy for curb bulb-outs in partnership with UDOT.* • *Gather financing for design and engineering* • *Complete design and gather funding for construction* • *Finalize construction*	Urban Design Recommendation No. 5
24.	**Help facilitate discussions with property owners for shared parking lots** • *Continue to work with current and new property owners on shared parking agreements.* • *Finalize shared parking agreements.*	Urban Design Recommendation No. 6
25.	**Add curb, gutter, sidewalks, and stripped parking along 100 N** • *Continue to secure funding for design and construction* • *Complete design and engineering of the project* • *Start construction*	Urban Design Recommendation No. 10
26.	**Install wayfinding/parking signage** • *Conduct a wayfinding plan to determine the location and content of signs. This plan is best done with the abovementioned lighting and gathering spaces assessment.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Implement wayfinding and parking signage*	Transportation Recommendation No. 2
27.	**Install bicycle facilities and sidewalks throughout downtown** • *Verify locations of bike lanes and marked shared roadways in this map* • *Implement new bicycle facilities as roadways get re-paved or re-stripped* • *Finalize implementation of bike lanes and celebrate shared routes downtown*	Transportation Recommendation No. 3
28.	**Convert parallel parking to angled parking and restripe parking along 100 S to mitigate closure of 100 W** • *Verify the re-striping or re-pavement plan of 100 S; if possible, coordinate efforts to simultaneously re-stripe angled parking on 100 S between Main Street and 100 W.* • *Continue and finalize to re-stripe parking along 100 S between 100 W and 300 W*	Transportation Recommendation No. 4

YEARS 8 - 15

1.	**Improve the historic amphitheater, and include a new amphitheater within the Targeted Development Scenario**	Parks & Civic Space Recommendation No. 6
2.	**Design and implement bioswales along the downtown corridor walkways and parking areas**	Green Infrastructure Recommendation No. 2
3.	**Increase the size of sidewalks to encourage longer visit durations**	Parks & Civic Space Recommendation No. 5
4.	**Create mid-sized, hard-surface, community gathering spaces within the downtown**	Built Environment Recommendation No. 3
5.	**Target business cluster for missing amenities**	Economic Development Recommendation No. 1
6.	**Diversify cultural amenities**	Economic Development Recommendation No. 6
7.	**Site Redevelopment**	Economic Development Recommendation No. 8
8.	**Consider creating additional municipal parking lots to support site density development** • *Identify potential parcels for the creation of new municipal parking lots* • *Conduct an appraisal of the property to determine its market value* • *Negotiate with property owners to purchase the parcel at a fair price. This may involve making an offer, counter-offers, and ultimately agreeing on a purchase price.* • *Secure funding to purchase the parcel. This may involve using public funds or seeking grants or loans from the government or other sources.* • *Acquire the parcel. This may involve obtaining necessary permits, transferring ownership, and paying the purchase price.* • *Final design and construction of parking lots.*	Urban Design Recommendation No. 9
9.	**Install more appropriate (pedestrian scale) lighting and other amenities within the corridor** • *Conduct a lighting assessment to determine key areas where illumination is needed downtown. This may involve conducting a survey or consultation with residents and stakeholders.* • *Start budgeting and securing funding for design and construction.* • *Final construction of new lighting amenities*	Urban Design Recommendation No. 11
10.	**Create additional public gathering spaces adjacent to the ROW space** • *Conduct a plan for determining the need, location, and types of gathering spaces in downtown Hurricanes.* • *Get the plan adopted by the planning commission and council* • *Start budgeting and securing funding for design and construction* • *Start implementing new gathering amenities and spaces* • *Final construction of new gathering amenities and spaces.*	Urban Design Recommendation No. 12

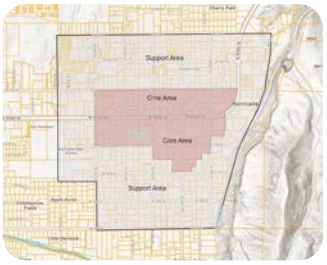
DOWNTOWN MASTER PLAN

APPENDIX

Appendix 1 - Public Input Files

Hurricane Downtown Plan Visioning Survey

622 responses



All questions in this survey are in reference to the downtown core area as outlined on the below map

72 out of 622 answered

Downtown Core Area - Hurricane, UT — 72 resp. 100%

Do you live in Hurricane?

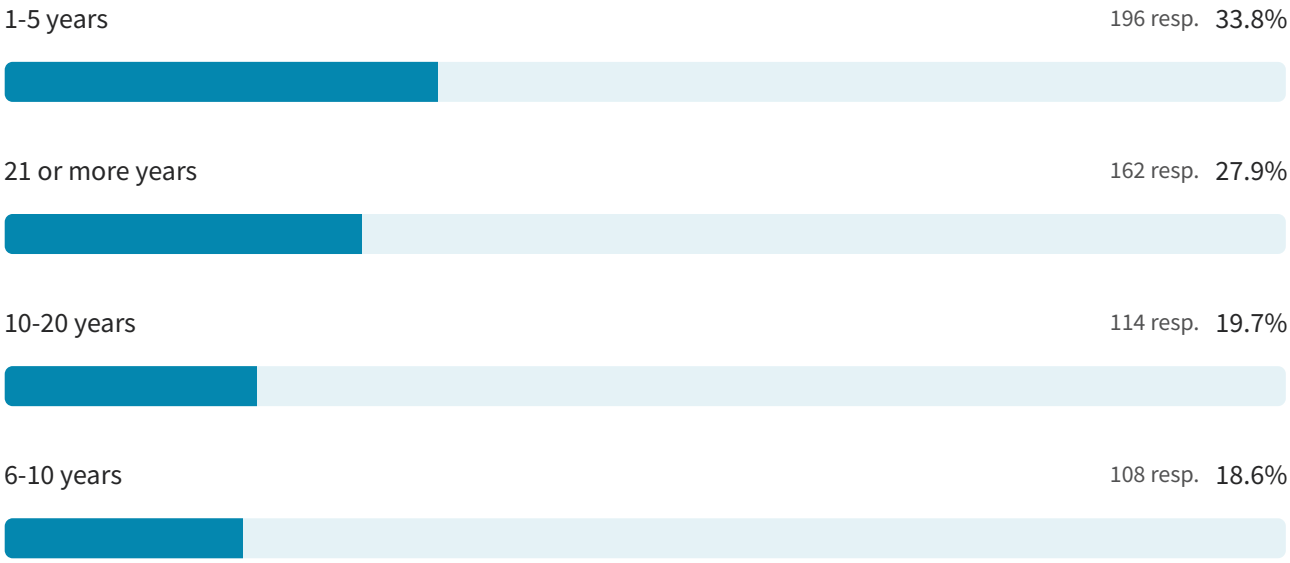
622 out of 622 answered

Yes — 580 resp. 93.2%

No — 42 resp. 6.8%

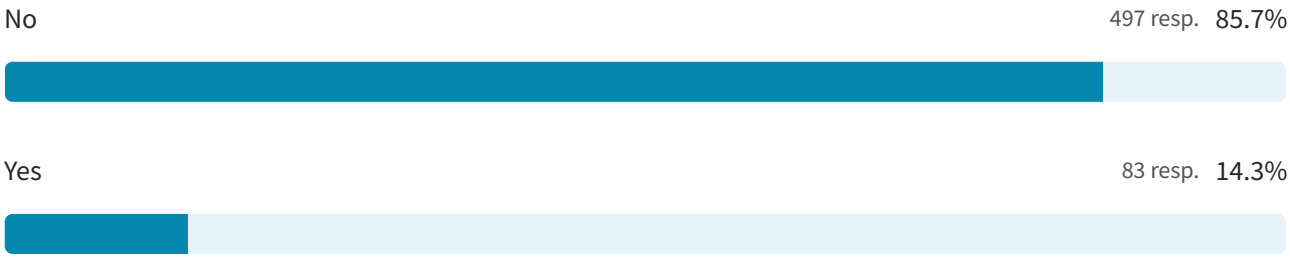
How long have you lived in Hurricane?

580 out of 622 answered



Are you between the ages of 18 - 30?

580 out of 622 answered



Are you between the ages of 31 - 55?

495 out of 622 answered

No 216 resp. 43.6%

Are you over the age of 55?

217 out of 622 answered

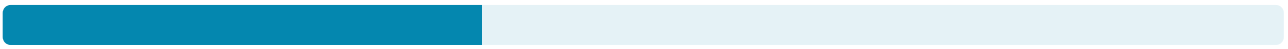
Yes 214 resp. 98.6%

No 3 resp. 1.4%

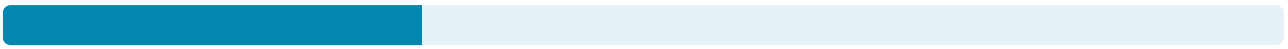
How often do you visit downtown Hurricane

617 out of 622 answered

Daily 231 resp. 37.4%

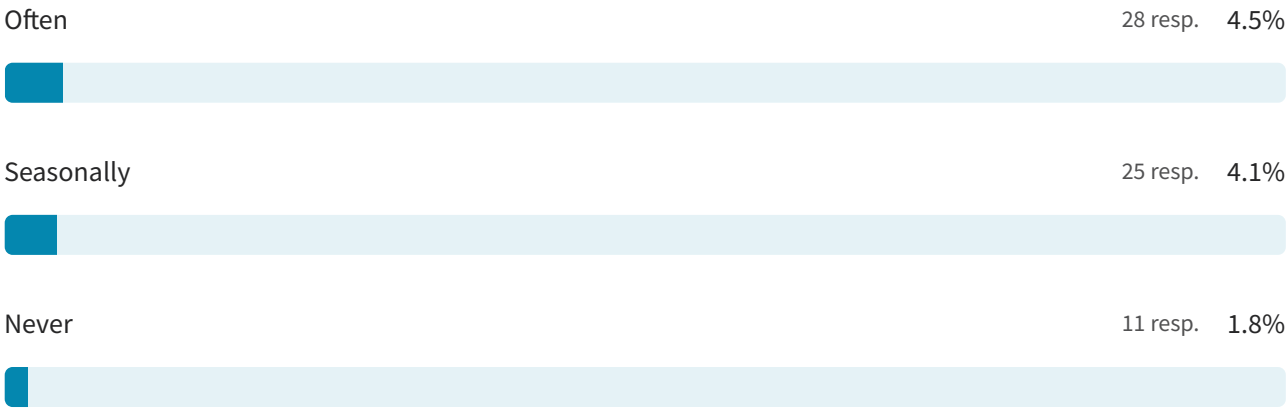


Weekly 202 resp. 32.7%



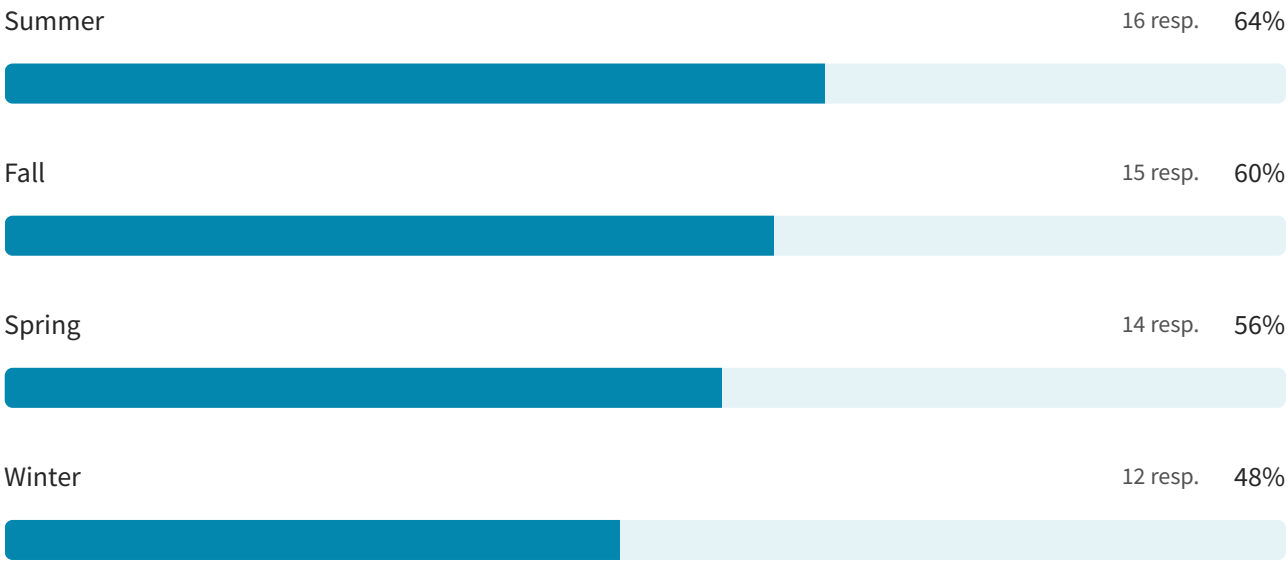
Bi-weekly 68 resp. 11%

Monthly 52 resp. 8.4%



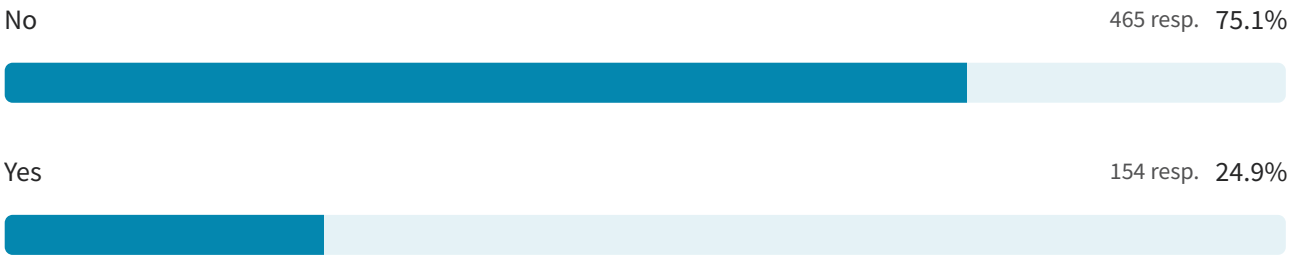
You have indicated you visit downtown Hurricane seasonally. During which season do you visit Hurricane? (Select all that apply)

25 out of 622 answered



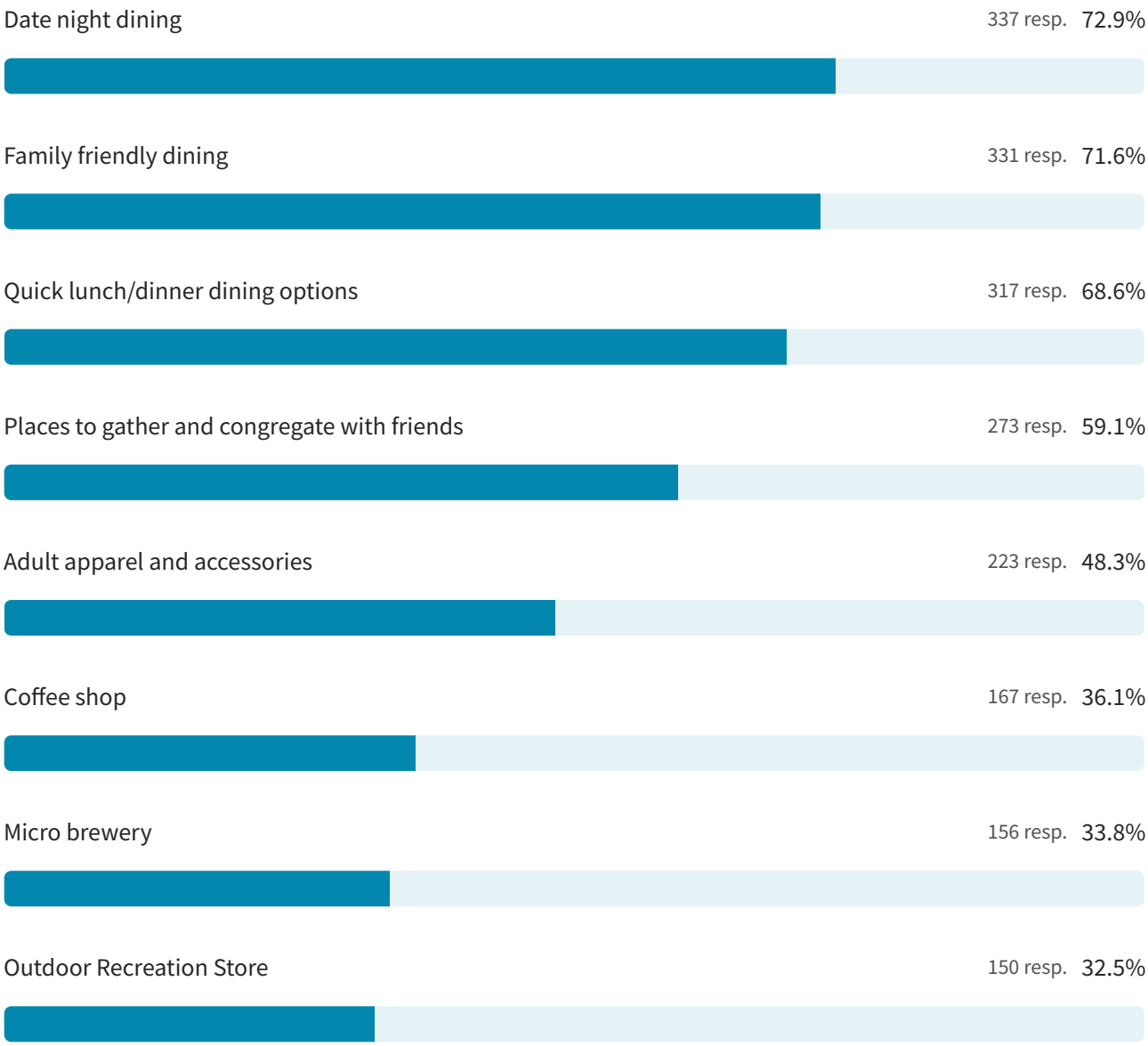
Do you feel there are enough services or retail amenities within downtown Hurricane?

619 out of 622 answered



You have indicated that there are not enough services or retail establishments. Please select which amenities you feel would compliment your community (select all that apply):

462 out of 622 answered



Other 88 resp. 19%

Electronics store 77 resp. 16.7%

Professional services (attorney, insurance, etc.) 40 resp. 8.7%

Gas station 9 resp. 1.9%

Do you support downtown revitalization efforts?

612 out of 622 answered

Yes 550 resp. 89.9%

No 62 resp. 10.1%

Does downtown Hurricane offer enough events to encourage or invite you to the downtown?

617 out of 622 answered

Yes 330 resp. 53.5%

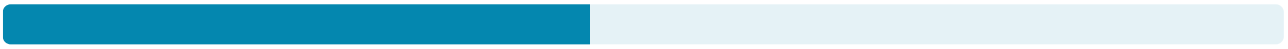
No 287 resp. 46.5%

What do you feel would make downtown Hurricane more vibrant? (Select all that apply)

607 out of 622 answered

Improved retail or service establishments 436 resp. 71.8%

Improved programming or events to utilize the downtown 278 resp. 45.8%



Improved sidewalks and crosswalks 266 resp. 43.8%

Improved access to natural assets or amenities 169 resp. 27.8%

Other 107 resp. 17.6%

Better options for alternative transportation 105 resp. 17.3%

Do you think tourists should visit downtown Hurricane?

611 out of 622 answered

Yes 487 resp. 79.7%

No 124 resp. 20.3%

Do you notice any municipal branding when you are in downtown Hurricane?

594 out of 622 answered

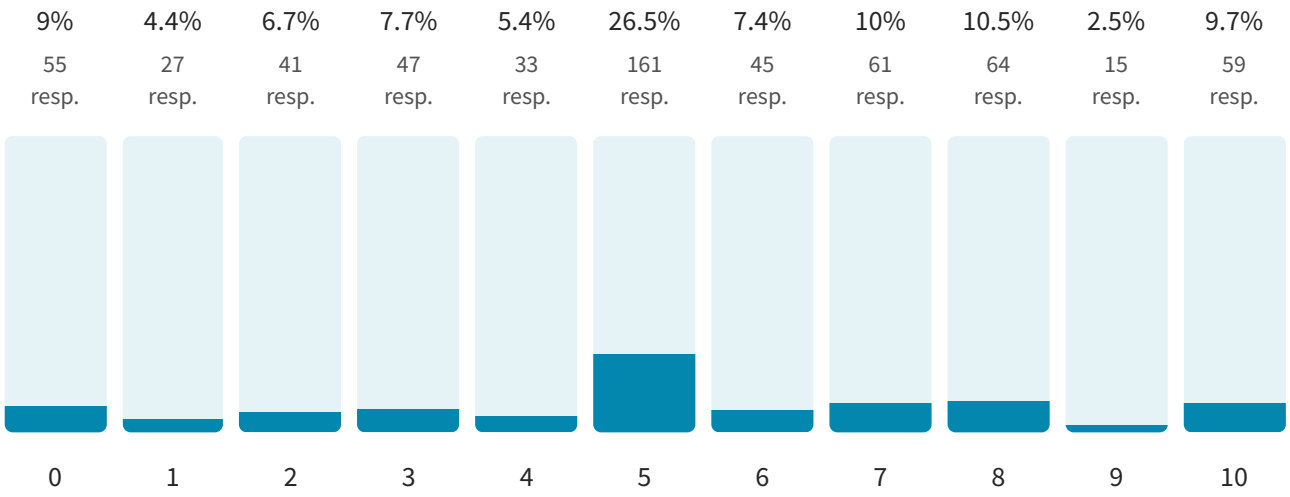
No 447 resp. 75.3%

Yes 147 resp. 24.7%

On a scale of 0 to 10 (where 0 = Not impactful and 10 = Incredibly impactful) , how impactful would more wayfinding and community signage be for downtown Hurricane?

608 out of 622 answered

5.1 Average rating

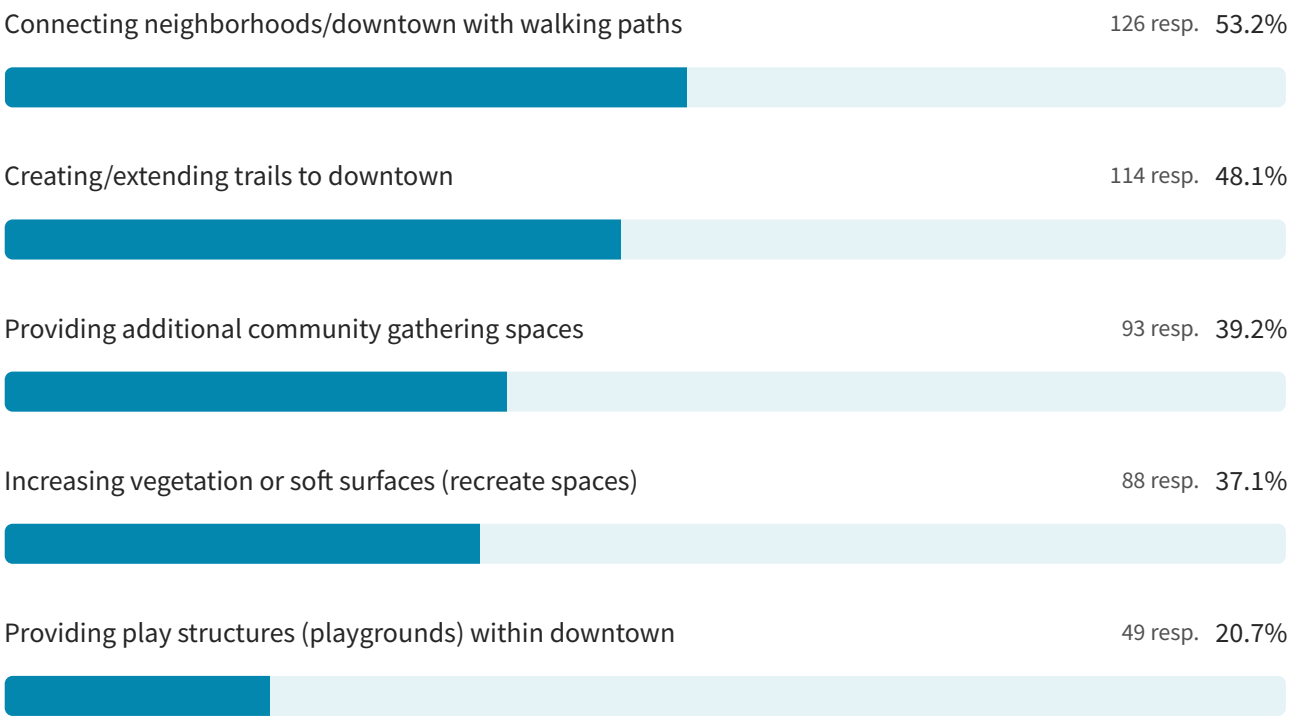


Survey 2 - Hurricane Downtown Plan

253 responses

Which recreational or civic spaces are most important for helping improve the downtown? (select all that apply)

237 out of 253 answered

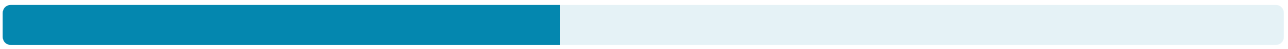


What types of amenities would make you want to visit downtown more often? (select all that apply)

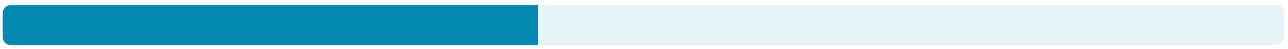
237 out of 253 answered

Outdoor gathering spaces 136 resp. 57.4%

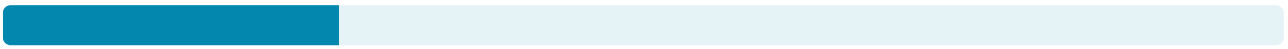
Additional services (hair salon, chiropractor, etc.) 103 resp. 43.5%



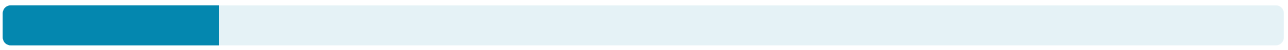
More recreational or sporting facilities 99 resp. 41.8%



Additional medical professionals 62 resp. 26.2%



Additional historic assets or locations 40 resp. 16.9%

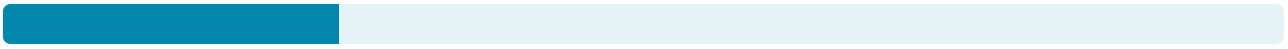


What additional amenity (select one) would help you access downtown more safely?

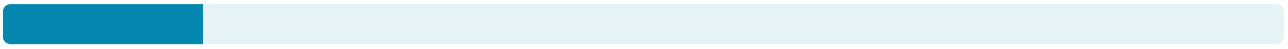
225 out of 253 answered

Improved pathways (non-sidewalk trails) throughout the downtown 107 resp. 47.6%

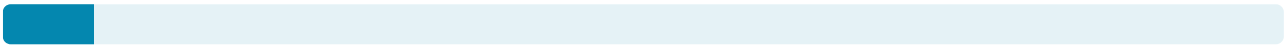
Improved sidewalks 59 resp. 26.2%



More frequent crosswalks 35 resp. 15.6%



Wider sidewalks 16 resp. 7.1%



Additional bike (or similar) storage faclities 8 resp. 3.6%

What types of restaurants would you like to see more of in downtown? (select all that apply)

249 out of 253 answered

Sit down / casual dining (Black Bear Diner, El Pollo Loco, etc.) 164 resp. 65.9%

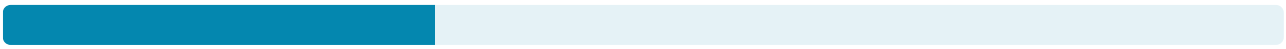
Family restaurants (diners or cafes) 160 resp. 64.3%

Date night dining (Ruth Chris Stakehouse, etc.) 123 resp. 49.4%

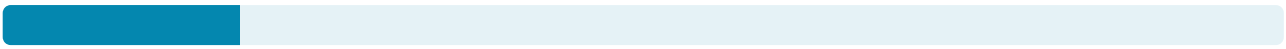
Ethnic restaurants (Indian, Chinese, Italian, etc.) 107 resp. 43%

Microbrewery / Microdistillery 104 resp. 41.8%

Fast casual dining (Jimmy Johns, Cafe Rio, etc.) 84 resp. 33.7%

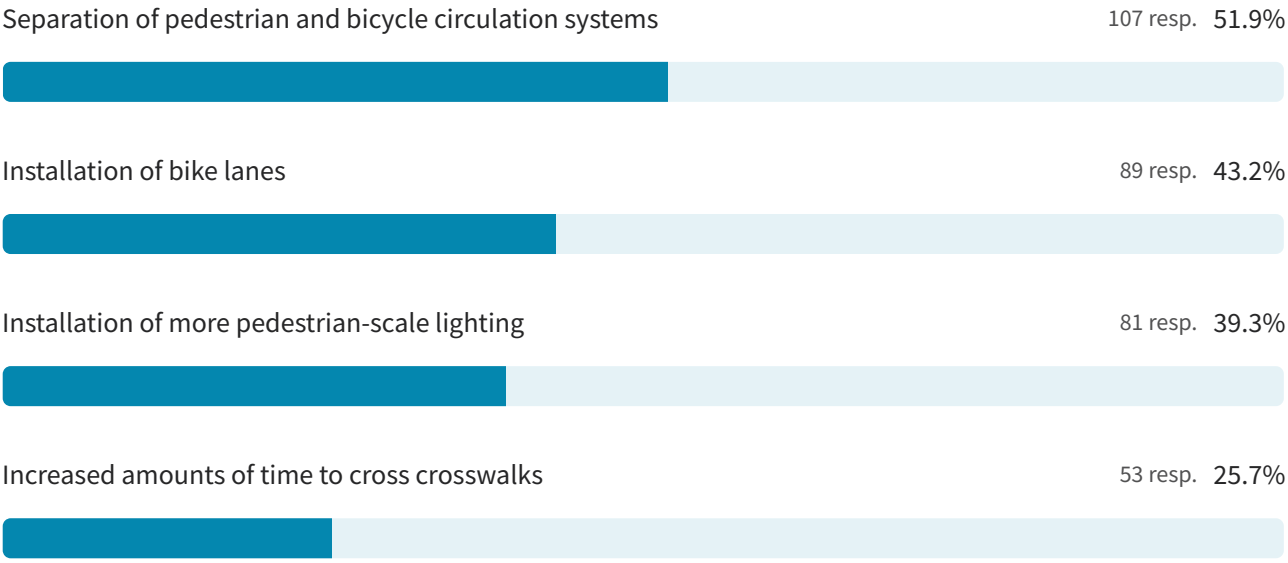


Specialty food (vegan, paleo, gluten sensitive) 46 resp. 18.5%



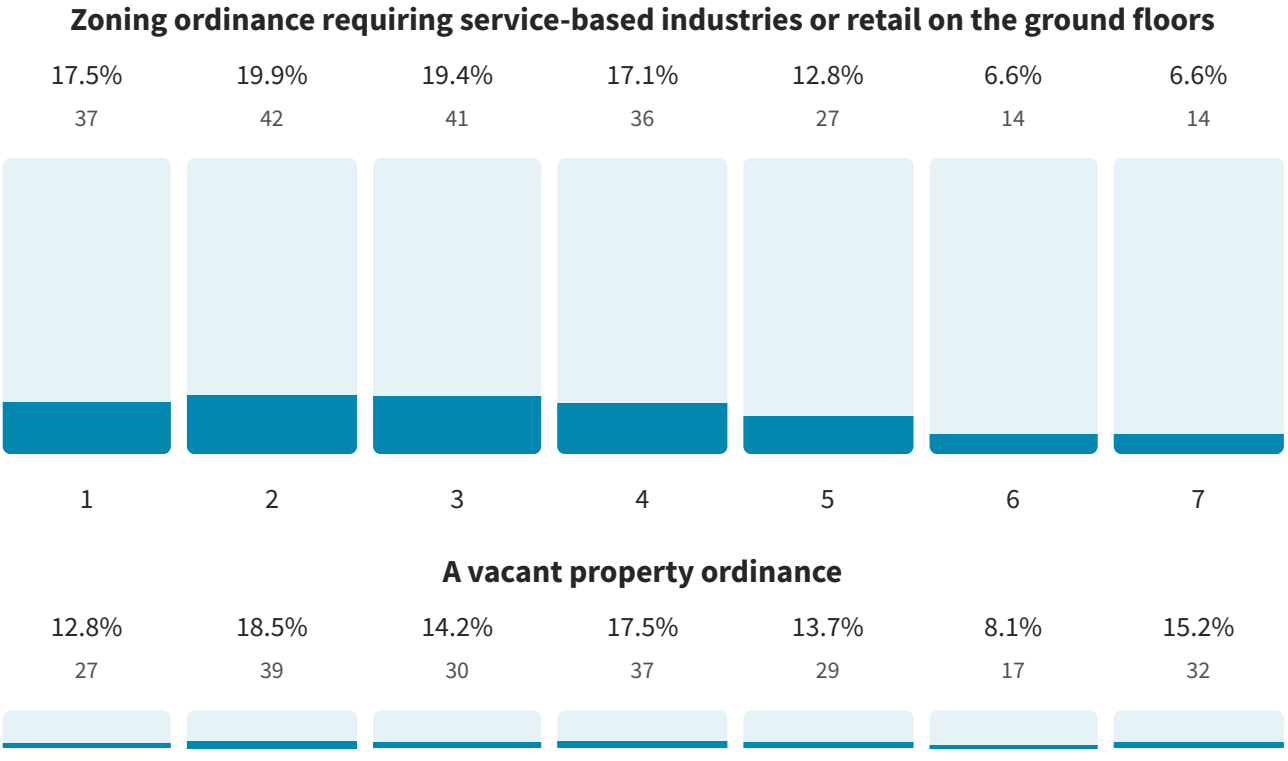
Which types of transportation amenities would encourage you to walk/bike within the downtown more frequently? (select all that apply)

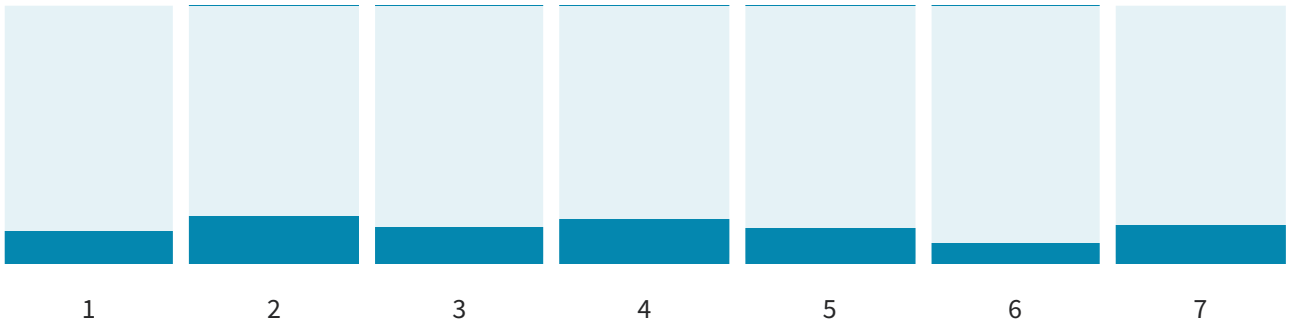
206 out of 253 answered



Please rank the ideas below to define which are most important for encouraging better utilization of land within the downtown? (Where 1 = most important and 7 = least important)

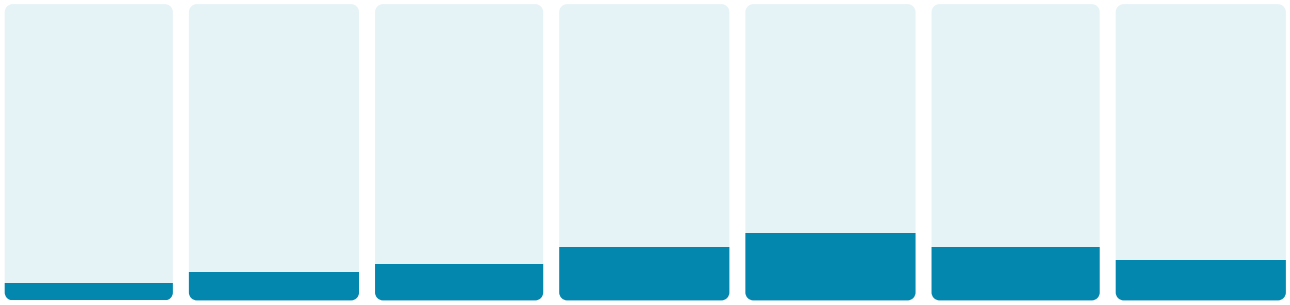
211 out of 253 answered





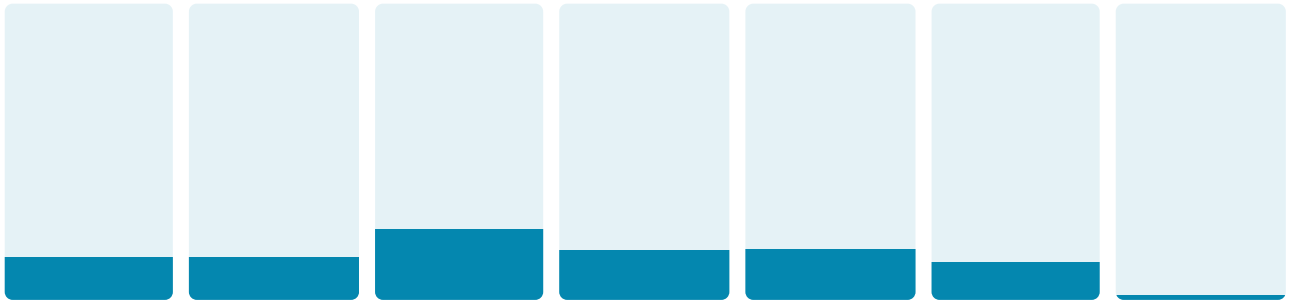
Updated and enforced signage ordinance

1	2	3	4	5	6	7
5.7%	9.5%	12.3%	18%	22.7%	18%	13.7%
12	20	26	38	48	38	29



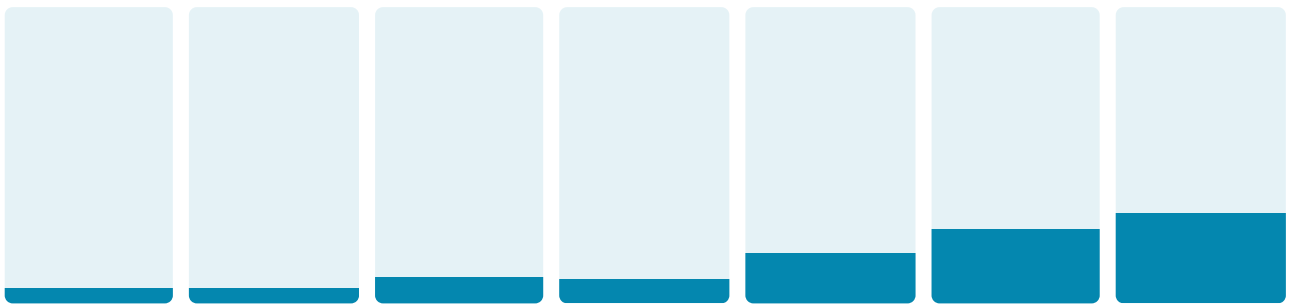
A mixed-use zoning district within the downtown

1	2	3	4	5	6	7
14.2%	14.2%	23.7%	16.6%	17.1%	12.8%	1.4%
30	30	50	35	36	27	3



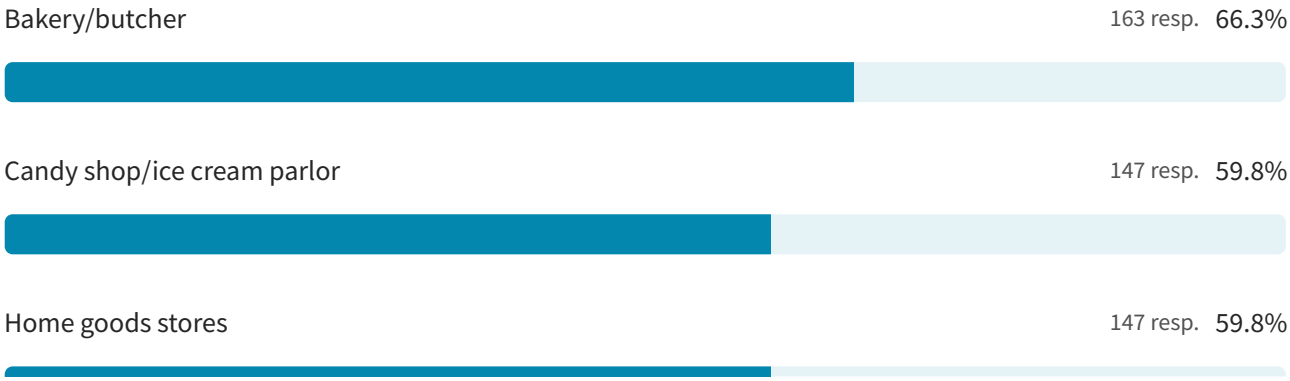
Reduced public access points to roadways

1	2	3	4	5	6	7
5.2%	5.2%	9%	8.1%	17.1%	25.1%	30.3%
11	11	19	17	36	53	64



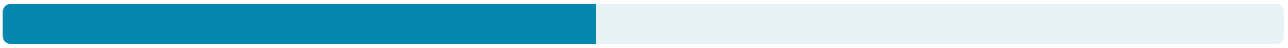
What type of retail stores do you feel would improve the downtown? (select all that apply)

246 out of 253 answered

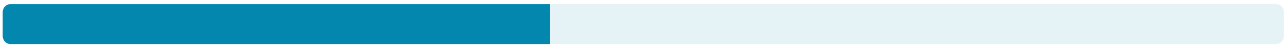


Natural food/grocery 132 resp. 53.7%

Hobby stores 114 resp. 46.3%



Camping/sporting goods 105 resp. 42.7%



Bookstore 87 resp. 35.4%

Local wear (t-shirts, mugs, etc.) 77 resp. 31.3%

Crafting/sewing stores 75 resp. 30.5%

Board/card games 39 resp. 15.9%

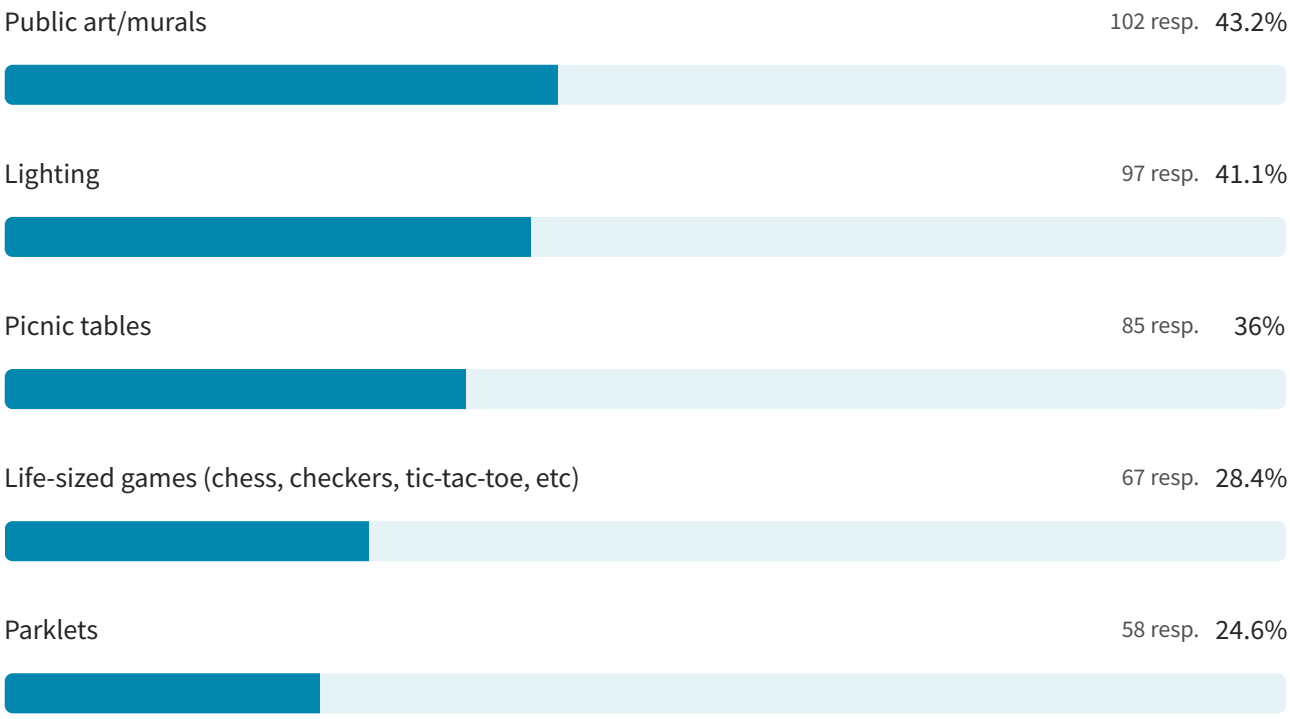
What amenities would you like to see more of in downtown? (select all that apply)

236 out of 253 answered

Shade structures or sails 155 resp. 65.7%

Benches 134 resp. 56.8%

Green space 129 resp. 54.7%


Public art/murals
102 resp. 43.2%
Lighting
97 resp. 41.1%
Picnic tables
85 resp. 36%
Life-sized games (chess, checkers, tic-tac-toe, etc)
67 resp. 28.4%
Parklets
58 resp. 24.6%

ATTRACTIONS

LABEL THE ATTRACTIONS YOU VISIT IN DOWNTOWN

MISSING SOMETHING? TELL US!

* Children's museum/indoor playground. ✓✓
* Walking/Jogging loop (avoid street crossings) ✓✓
* ~~Main~~ State Street properties need to be reserved for Retail/Restaurant Not leisure parks/Rec Center! ✓

* Walking path
* Kid safety at parks/traffic ✓

HURRICANE CITY UTAH

BIKING

LEGEND

Bike Paths & Shared Spaces

Bike Facility (racks, storage, etc.)

To Middle School

Bike lane is on 400 South

Bike lane all down SR-9 would increase safety for cyclists

Thats Risky

Look at Access to Hurricane Canal Trail. from this area.

• Bikers are inconsiderate of cars & take up the road. Nuisance to residents. Don't bring them into town.

Bike Trails

Library

To High School

MARK LOCATIONS YOU PREFER TO HAVE MORE BIKE FACILITIES AND PATHS

(trailhead on 60E) Three Falls loop

Make Canal trail bike friendly - Maybe inside Canal

(replace canal with a paved trail, as has been done in many other places, The Murdock Canal Trail in UT county is a perfect example.

* children safety
Ø on street parking

HURRICANE CITY UTAH

DESIGN IDEAS

CHECK THE ELEMENTS DOWNTOWN NEEDS MOST

Murals + Art: add some gorgeous visual interest!

consistent on streets throughout city

Larger Sidewalks

with fencing.

Outdoor Dining

Night life Perfect this

we have some of this but maybe review programing.

- Birthday Park - Family set together spots. Smaller, separate pavilion

Plaza Spaces

Improved Crosswalks

posts with banner capabilities to advertise community events

Night sky Friendly lighting please

Yes

Improved Lighting

alleyways that provide areas for gathering / outdoor dining

only if you can see them clearly from ROW & uses for businesses, access.

and Red

This

I love this vibe as a pedestrian shopping/dining area.

Alleyways & Parking Lots

No way

HURRICANE CITY UTAH

*a prefab steel building would be an eyesore on main street.
Put up near the elementary school, ball fields, or rodeo grounds.

INFRASTRUCTURE

Power underground

* More Highway 89 somewhere else

* Museums, we have two, only really need one good one.

* move power underground

* Completed streets

* low & dense streetlighting (avoid flood lights)

* Check utility systems ages.

lighting so when we need to park out here in the night can see & not be hit by cars.

DRAW AREAS WHERE INFRASTRUCTURE IMPROVEMENTS ARE NEEDED

HURRICANE CITY
UTAH

MOVEMENT PATTERNS

LABEL WHERE YOU GO TO AND FROM & WRITE HOW YOU GET THERE

* High School to Middle School
* Main St/SR-9 intersection to SR-9 & SR-59

HURRICANE CITY UTAH

OTHER FEEDBACK?

High 'T' signals Ped ing signals

WRITE OR DRAW ON THE MAP TO TELL US WHAT YOU ARE THINKING!

We Need:
Parking
Parking
Parking

*NO Commercial past 200 S. This has been the line between Commercial and residential. There are families with children who live in that neighborhood and we do not want traffic pushed into our neighborhood. There is PLENTY of commercial in other areas.

Need more long term rentals ✓
We need murals - commission local artists.
Don't limit current property owners rights or place restrictions that would cause undue burden.
Make better Sign ordinances to beautify Code Compliance the view shed driving on SR-9.
The signs are becoming an eyesore.

HURRICANE CITY
UTAH

PUBLIC SPACES

HURRICANE CITY
UTAH

RENTALS

I'm open to short-term rentals anywhere in this area, provided there is adequate utility and off-street parking, and NO tax or fee breaks are given.

I don't know there is a need for STRs downtown.

100% agree

100% agree

This whole map needs to be approved for short term rentals.

STRs should be limited & require owner be local & living on the same property - not a rental w/short-term rental space too. ... maybe lets see what happens to STR as we get thru this recession.

- I think short term rentals should be limited in the area. Maybe as part of of mixed use building. No more complexes, exact for offical hotels & motels.
- No grandfathered in. Other people have waited on lists for years. New short term needs to start over on the list.
- Please do not sell off our small town charm to folks who want to use our charm for tourists. When the traffic and tourists take over, our small town is GONE. We have ENOUGH short term rentals.

CIRCLE AREAS WHERE YOU THINK SHORT TERM / VACATION RENTALS SHOULD BE LOCATED

Short term + Vacation rentals are driving up prices for rent and ownership people who grew up here CANT afford to live here!!

They should be allowed in all areas. - Cadu Campbell

in Juins

We have enough STRs in Downtown already. Limit adding more. Instead, more hotels further West i.e. 2600 W. Area

☆ No more VA-CA rentals

HURRICANE CITY UTAH

STRATEGIC GOALS FOR DOWNTOWN

Built Environment

- Need wider sidewalks ✓
- Narrow most driving lanes.
- Create public way design and identifing features. ✓
- Street trees, planting boxes, and street landscaping to provide traffic calming, shade, ped protection ✓✓✓
- Create ~~sign~~ wayfinding signs, parking sign
- More aesthetically pleasing - ~~landscaping~~ xeri scaping, murals ✓✓✓
- Less used car lots
- Encourage walking venues - connective shopping/restaurants - like Springdale ✓✓✓✓✓✓✓
- Final destination fuel. not just a drive thru. ✓✓

Tax incentives for local businesses to start their company/retail restaurant here!

Circulation

- Any Alleys should be aimed at moving peds through blocks.
- Design w/ Bikes & Peds in mind. ✓x

Improve intersections, make it safer for pedestrians
- Less median additions — x
- Look at adding traffic calming and islands, medians, roundabouts etc at downtown entry points to set traffic tone for the area. ✓ yes! NO cuts off access xxx NO

Infrastructure

- More pedestrian only routes
- More public water fill stations x
  Repair 100E above 100N ✓ + 200N ~~along top of~~ between Main + 100E
- fix 100N ← plus curb ✓ (curb and gutter)
- Put in ~~mini~~ missing sidewalks ✓✓
- ~~Paint~~ Paint Parking lines on streets. x
- Close 100 west to make an outdoor gathering space (think Main Street plaza in SLC) ✓✓✓✓✓
- Better lighting for early morning/late night Biking x running on other main Roads (other than state) ✓

✓✓ Less residential that detract from city improvements - single wide trailers that are delapidated
less parking lots that are for short term vacation sites for campers - SR9/Main street should be visually appealing

Urban Design

- no classic, small town historical.
- Public Art needs to be added and driven by community. ✓✓
- murals to improve older/rundown businesses. ✓
- Allow greater building height w/ required spacing between buildings. (i.e. courtyard & alley green space)
- Pedistrian oriented developments. ✓✓✓✓
- ~~Lost~~ Lots of glass & brick. ~~for~~ Glass requirements ~~m~~ mins for 1st story.
- Parking should be located behind buildings, with front faced towards the street.
- Multiple stories should be required. 2-3 stories. Maybe corners be 3 min. Bussiness on main floor. ✓
- Look at how to transition for core areas to supporting/Res areas in a way that complements the surrounding neighborhoods.
- Add missing middle housing in supporting areas ✓
- Protect the Night Sky ✓✓ (Lighting)

I would love to see a cute historic downtown - not an old cluttery one.

Too many areas mix of business, residential, industrial - looks cluttered on organized ✓ need cohesiveness

Real Estate Development

- More locations for shops/restaurants ✓✓
  Less restaurant Down town more busniss on 600N x
- More mixed use buildings and development. ✓ local Retail
- Need more customer and office oriated buildings.
- Need more infill housing in the area. ✓ less residential too many people already
- Need a Sam's Club, Panera, more retail - St G gets my sales tax dollars for shopping ✓✓
- Trader Joes, Costco, Popeyes, Handells Ice Cream, Sit down Italian/Pizza restaurant

yes

yes!!!

Build into areas with previous construction instead of destroying virgin land. ✓✓x
- Olive Garden
- Convention center
- neighborhood markets. ✓✓✓
  Daily Needs. x

- **Write a goal for downtown**
- **If you see one you agree with, draw a ✓ beside it**

HURRICANE CITY UTAH

GIVE US YOUR FEEDBACK ABOUT DOWNTOWN HURRICANE!

PLEASE MARK ON THE MAP:

- **UNSAFE AREAS FOR PEDESTRIANS, CYCLISTS AND VEHICLES;** ✓
- **INTERSECTIONS THAT CAN BE IMPROVED;**
- **OTHER WALKING, BIKING OR VEHICLE FACILITIES THAT CAN BE IMPROVED;**
- **IMPROVEMENT SUGGESTIONS SUCH AS NEW CROSSINGS, SIGNAGE, SPEED, ETC.**
- **ANY OTHER COMMENTS YOU MIGHT HAVE!**

I think you are doing awesome! Thank you! And thanks for the opportunity to have a say in our improvements!

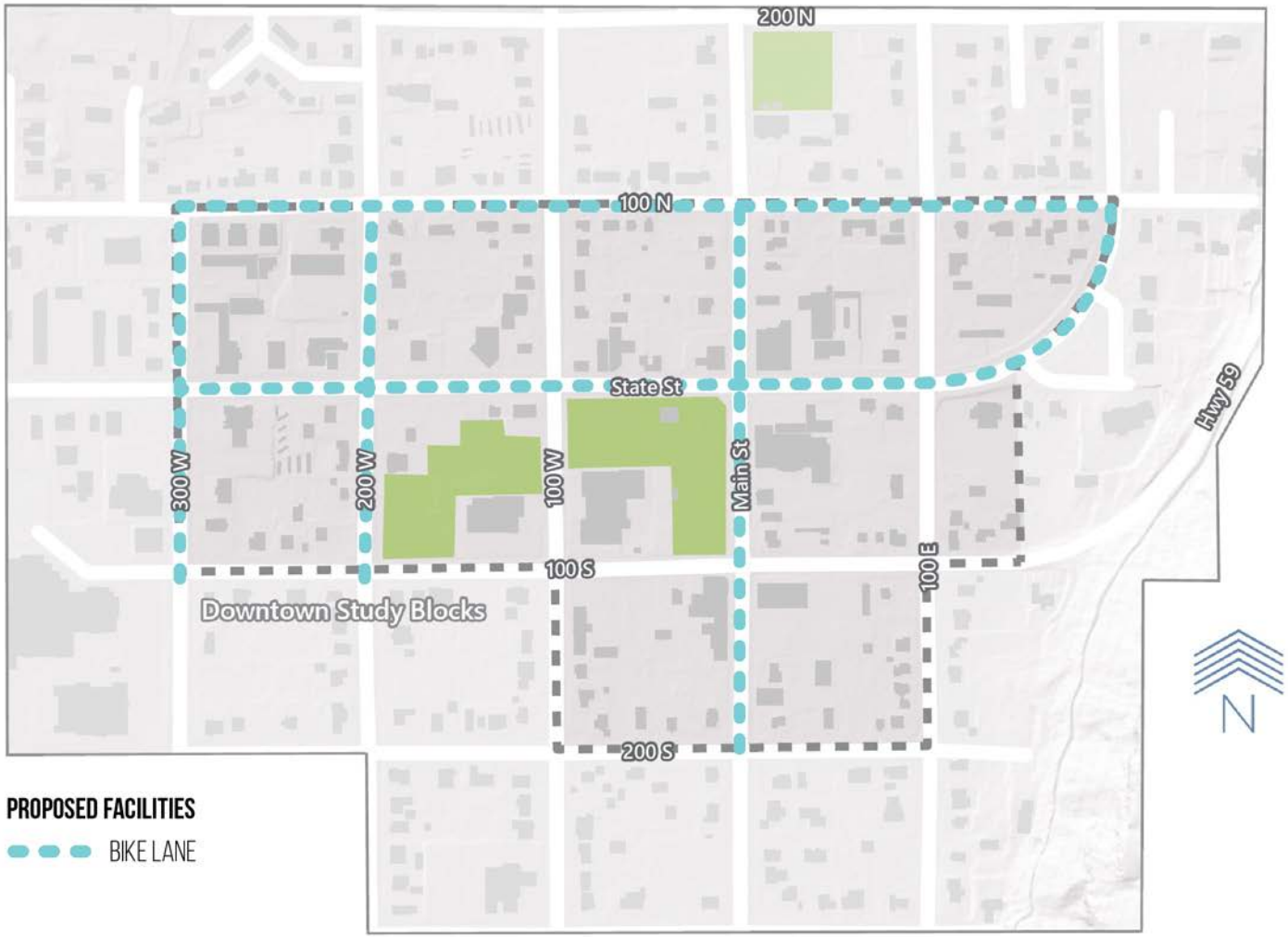
With growth we need sidewalks along ANY roadway that has constant traffic - Gravel is unsafe and unsightly

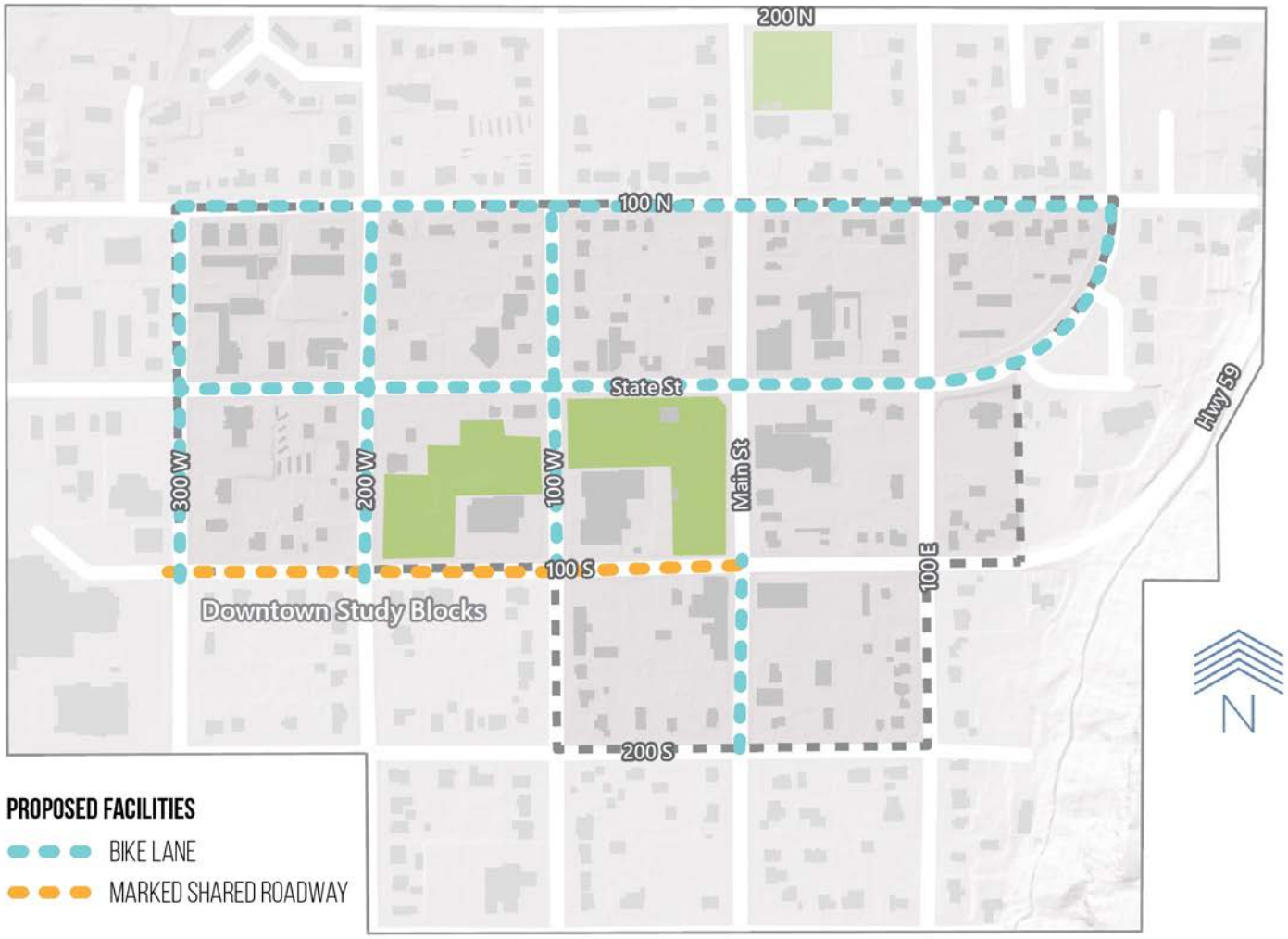
I'd love a place to hang out to eat, have ice cream, sit & enjoy a park, etc Shops are boring at night. Tourists want some where to go once they leave the park & eat, NO alcohol!! Family friendly I agree!

* Build an area that is similar to Salt Lakes Gardener Village w/ small (200-400) SF building to incubate small local ~~businesses~~ businesses by allowing pop-ups/short-term rentals for under market rent. ← yes!!!

HURRICANE CITY UTAH

Appendix 2 - Full Size Maps and Images


200 N
100 N
State St
300 W
200 W
100 W
Main St
100 E
Hwy 59
100 S
Downtown Study Blocks
200 S
N
PROPOSED FACILITIES
BIKE LANE


200 N
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Main St
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Hwy 59
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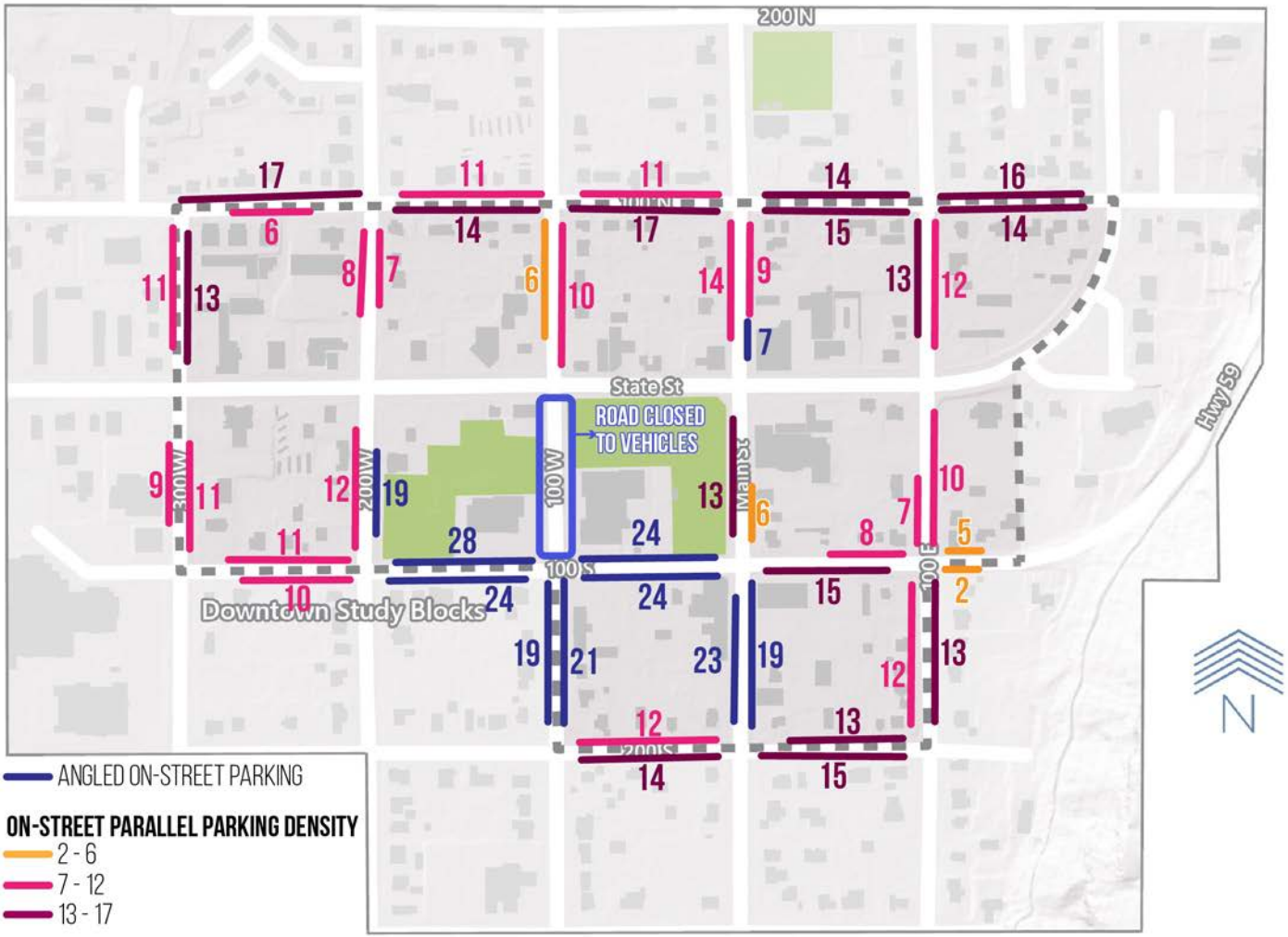
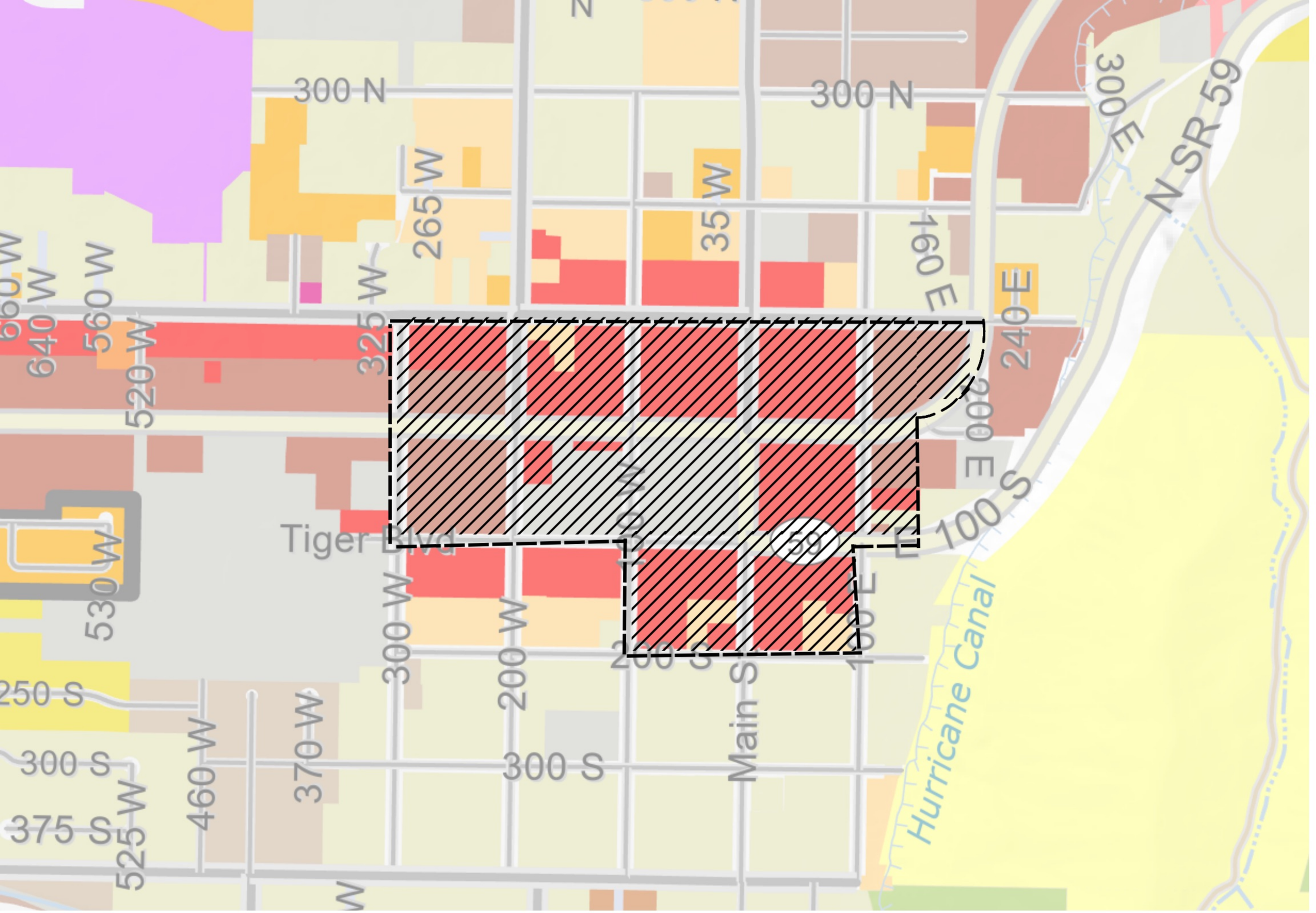
200 S
Downtown Study Blocks
N
PROPOSED FACILITIES
BIKE LANE
MARKED SHARED ROADWAY


200 N
State St
ROAD CLOSED TO VEHICLES
100 W
300 W
200 W
Main St
100 E
100 S
200 S
Hwy 59
Downtown Study Blocks
N
ANGLED ON-STREET PARKING
ON-STREET PARALLEL PARKING DENSITY
2 - 6
7 - 12
13 - 17



Zoning Overlays

Overlay Type

- Agricultural Protection Overlay
- Extraction Industries Overlay
- Planned Development Overlay

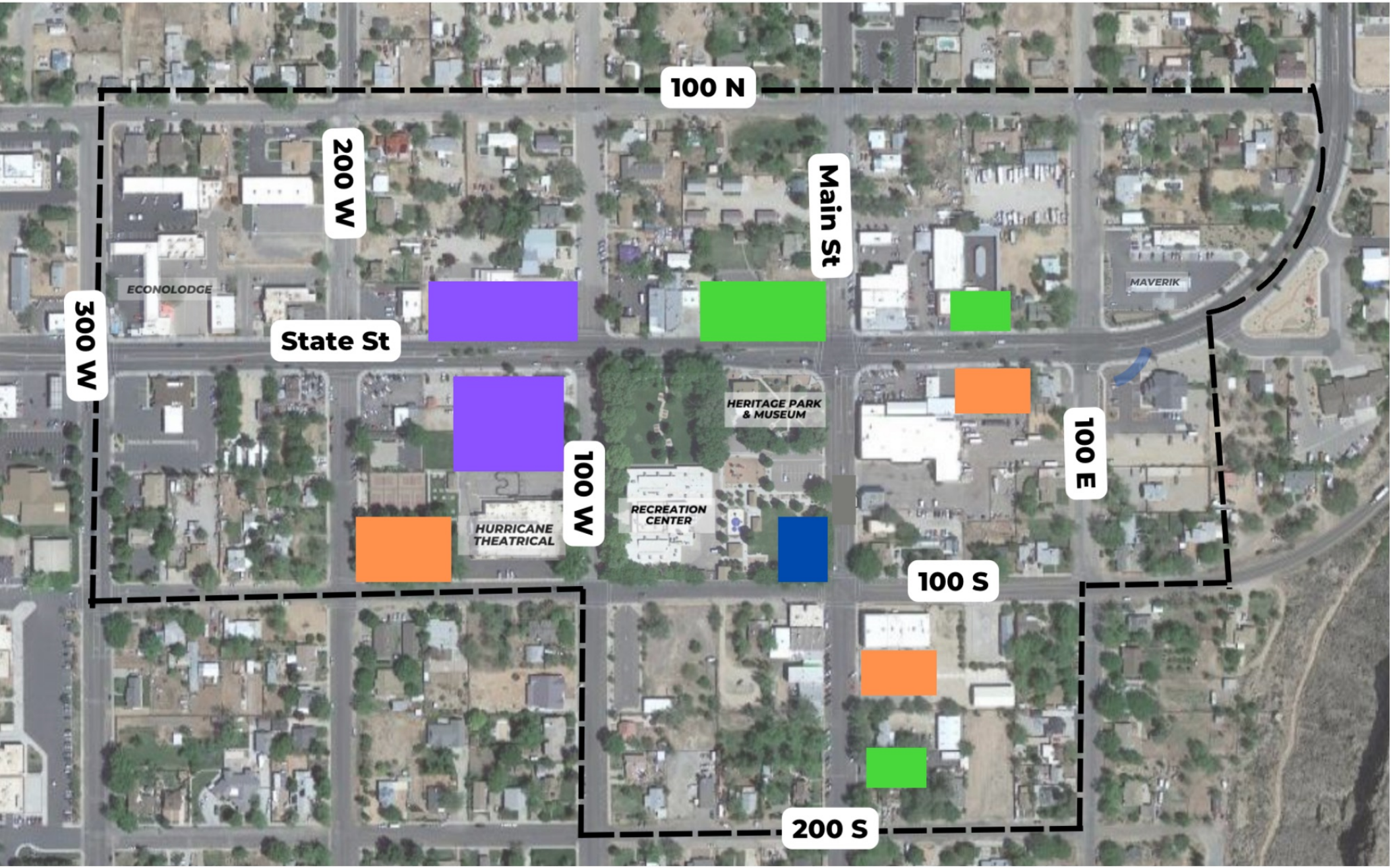
Zoning

Classification

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Moblile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facilitity

Proposed Mixed-Use Zone

Proposed Outdoor Gathering Spaces



Play Space

Intimate Gathering

Plaza Space

Integrated Gathering

Downtown Focus Area

200 W

100 W

MAIN ST

100 E

STATE ST

100 S

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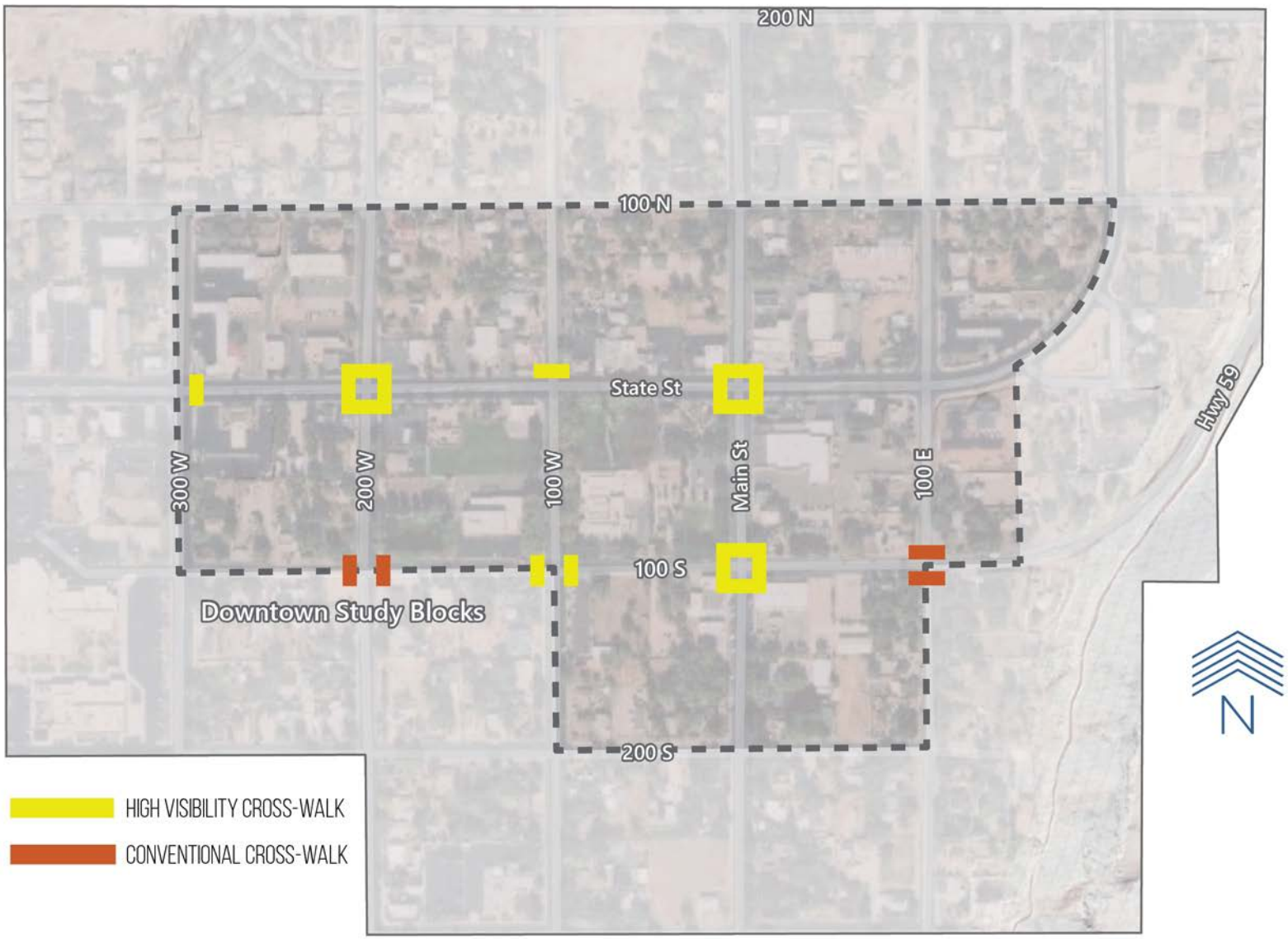
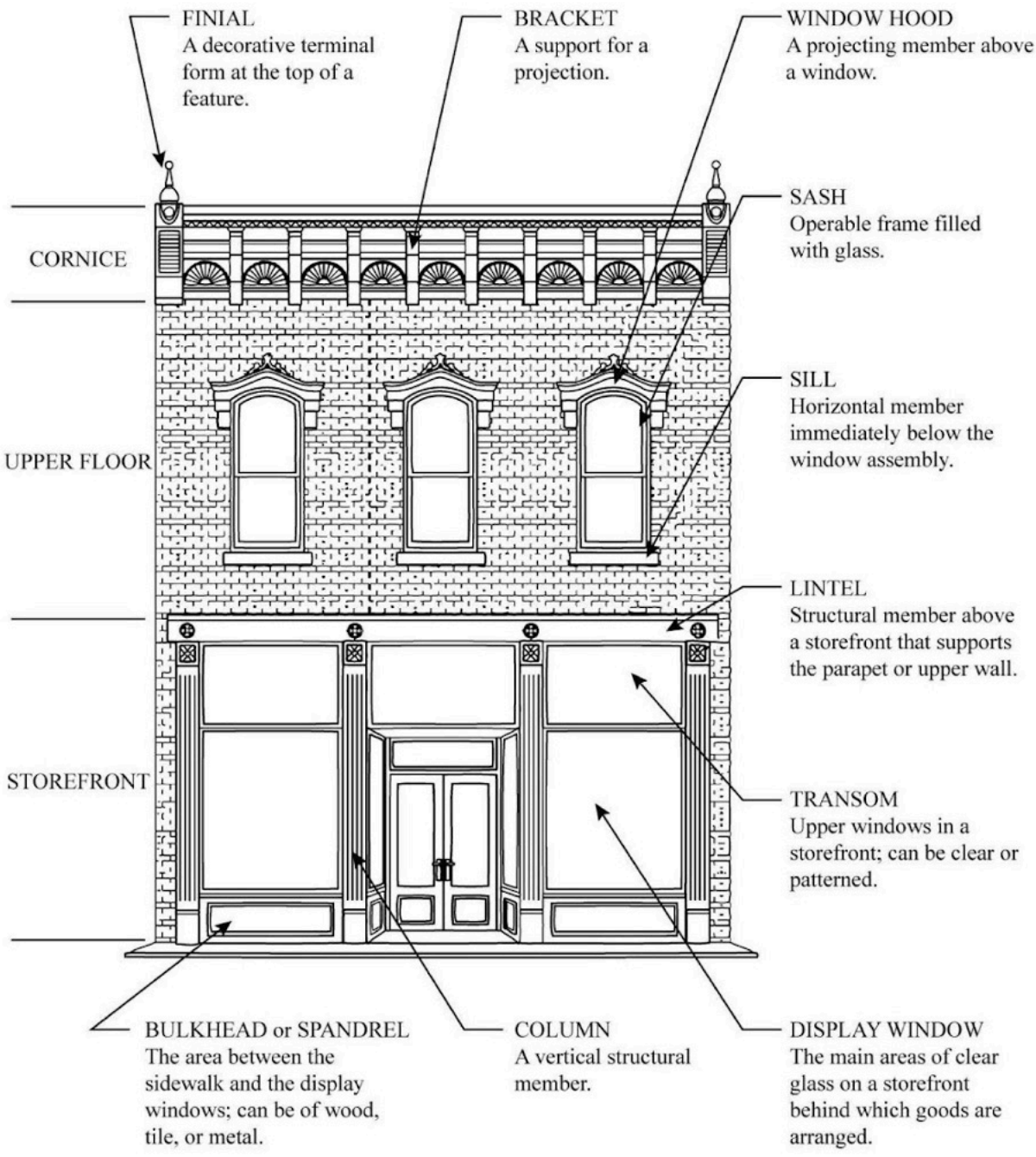

200 N
100 N
State St
Hwy 59
300 W
200 W
100 W
Main St
100 E
100 S
Downtown Study Blocks
200 S
N
HIGH VISIBILITY CROSS-WALK
CONVENTIONAL CROSS-WALK

Appendix 3 - Facade Description Examples

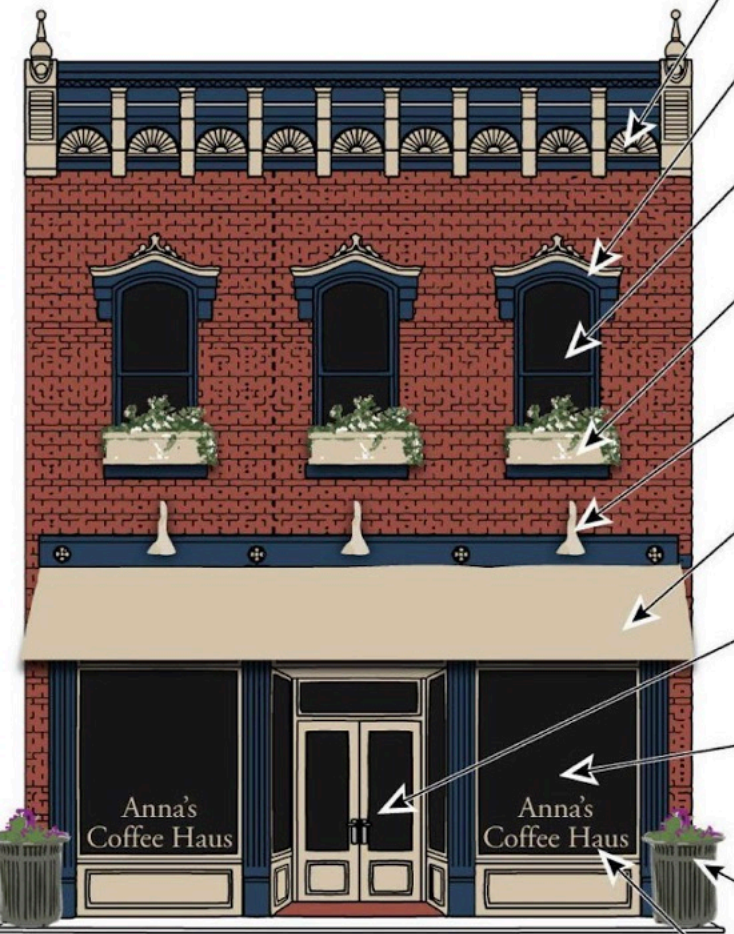
Architectural Elements - Commercial Building

Basic features of a mixed-use building within a traditional main street area



Facade Improvements - Quick Solution Guide

Simple, low cost improvements that help make a business more attractive



RESTORED ARCHITECTURE
Adds beauty and character.

PAINT
Adds beauty and character.

LIGHTED UPPER WINDOWS
Adds hospitality and vitality.

WINDOW BOXES
Adds hospitality and beauty.

LIGHTING
Adds hospitality, beauty, and safety.

AWNING
Adds weather protection and beauty.

RECESSED GLASS DOOR
Adds hospitality and beauty.

LARGE DISPLAY WINDOWS
Adds hospitality, beauty, and functionality.

PLANTERS
Adds beauty.

SIGNS
Adds character and identification. Place on widows, awning, hanging over the sidewalk, or at the top of the storefront.

Appendix 4 - Council Meeting Presentations

HURRICANE CITY
UTAH

DOWNTOWN
REDEVELOPMENT
SERVICES

Main Street Master Plan

Hurricane City

Preliminary Recommendations

HURRICANE CITY
UTAH

Table of Contents

- Purpose of the Downtown Plan
- Public Input Synopsis
- Land Use Recommendations
- Built Environment Recommendations
- Green Infrastructure Recommendations
- Parks & Civic Space Recommendations
- Urban Design Recommendations
- Transportation Recommendations
- Housing Recommendations
- Targeted Development Scenarios
- Economic Development Initiatives

Purpose of the Downtown Plan

The purpose of the Downtown plan is to provide a series of actionable recommendations that will foster downtown revitalization within Hurricane City. All recommendations will include:

Community Analysis

All recommendations are based on a balance between community vision elements and attainable goals as identified during the existing conditions analysis

Implementable Action Items

Recommendations are required to be implementable, ensuring the vision can be witnessed.

HURRICANE CITY
UTAH

Public Input Synopsis

Public Workshop

- 47 Attendees:
  - business owners
  - elected officials
  - community members

Online Surveys

Survey # 1:

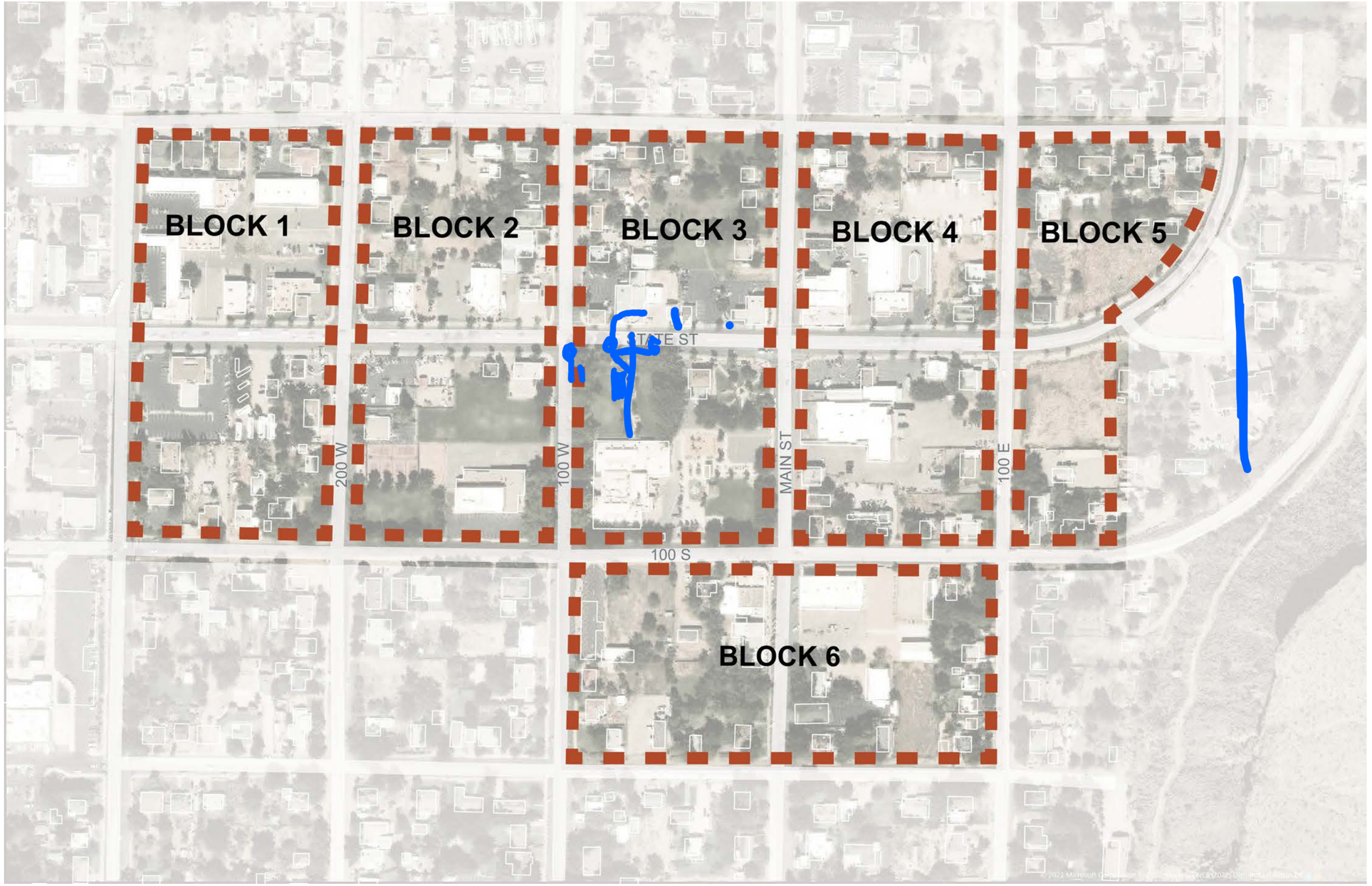
- 622 Responses

Survey # 2:

- In progress

HURRICANE CITY
UTAH

Downtown Study Area



HURRICANE CITY UTAH

Land Use Recommendations

- Implement a vacant property ordinance
- Create a mixed-use zoning district including the downtown, allowing a variety of uses on upper floors such as dwelling units, office spaces, and studios
- Create an overlay district for the downtown corridor (specifically related to form based codes)

Retail & Service Ordinance

This ordinance will require first-floor, storefront spaces within the downtown corridor to be retail or service-based industries. Non-conforming uses will be allowed to continue until such a time as the property changes hands.

FAR Requirements

FAR, which stands for Floor Area Ratio is a calculation of how much coverage a lot allows. In a zero-lot line build situation, the FAR should be a ratio of 1.40 or 2.25, meaning full coverage of the lot with 2 or 3 story buildings. FAR requirements would apply to new construction within the downtown.

HURRICANE CITY
UTAH

Built Environment Recommendations

- Update and enforce signage regulations
- Create, adopt, & enforce downtown design guidelines
- Create mid-sized, hard surface, community gathering spaces within the downtown
- Incentivize development of mixed-uses for developers acquiring underutilized downtown properties
- Work with local realtors to create a downtown properties marketing database

Façade Renovation

Activating pedestrian alleyways will provide an opportunity for increased retail frontage and dining/gathering spaces. Additionally, the alleyways would offer a bicycle and pedestrian priority zone. Consolidated trash receptacles will be required.

Form Based Code

Form based code will allow for an increased variety in building typology while preserving the downtown character that residents have identified as critical for preservation. Instill this code on a defined overlay district in downtown.

Green Infrastructure Recommendations

- Implement xeriscape design for new construction or rehabilitations
- Design and implement bioswales along the downtown corridor walkways and parking areas
- Install energy efficient or solar based lighting along non-DOT roadways
- Maintain and enhance trees and sidewalk level planting areas along the pedestrian way
- Create small rain gardens within open lots and parks downtown

Bioswales

LED Lighting

Parks & Civic Space Recommendations

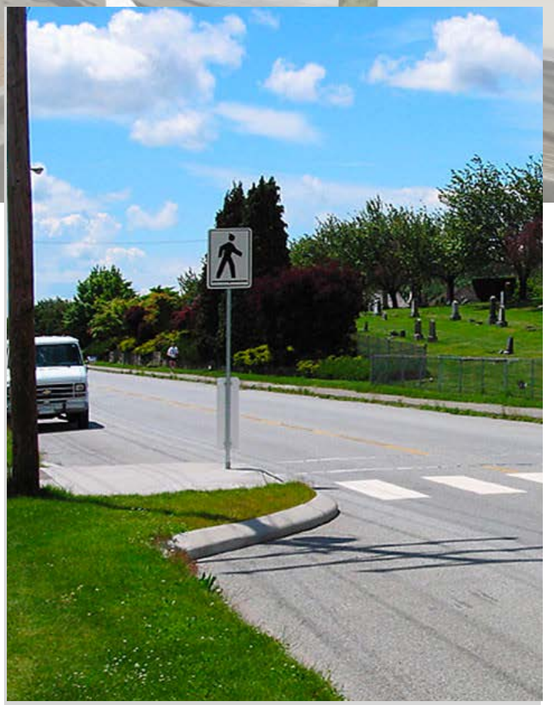
- Integrate the downtown recreational core into the trails network
- Prepare additional hard-surface recreational play spaces within the downtown core
- Close 100 W from 100 South to State St
- Integrate a historical or cultural trail through the downtown corridor
- Implement a tree & vegetation ordinance for installation and maintenance
- Increase the size of sidewalks to encourage longer visit durations
- Improve and relocate the amphitheater to a centralized location, allowing for improved uses

Urban Design Recommendations

Public Realm Improvements

- Explore crosswalks at critical intersections of:
  - 100 W & State St
  - 200 W & State St
- Install preemptive warning along N State St, approaching downtown from the East
- Increase the crosswalk timing at State & Main to allow for improved utilization
- Add mid-block crosswalks with warning signals along State St between Main Street and 200 W
- Create curb bulb-outs at non-DOT intersections and crosswalks
- Strategically locate ADA parking for equitable access
- Paint highly visible artistic crosswalks

Repainted Crosswalks



Curb Bulb-Outs

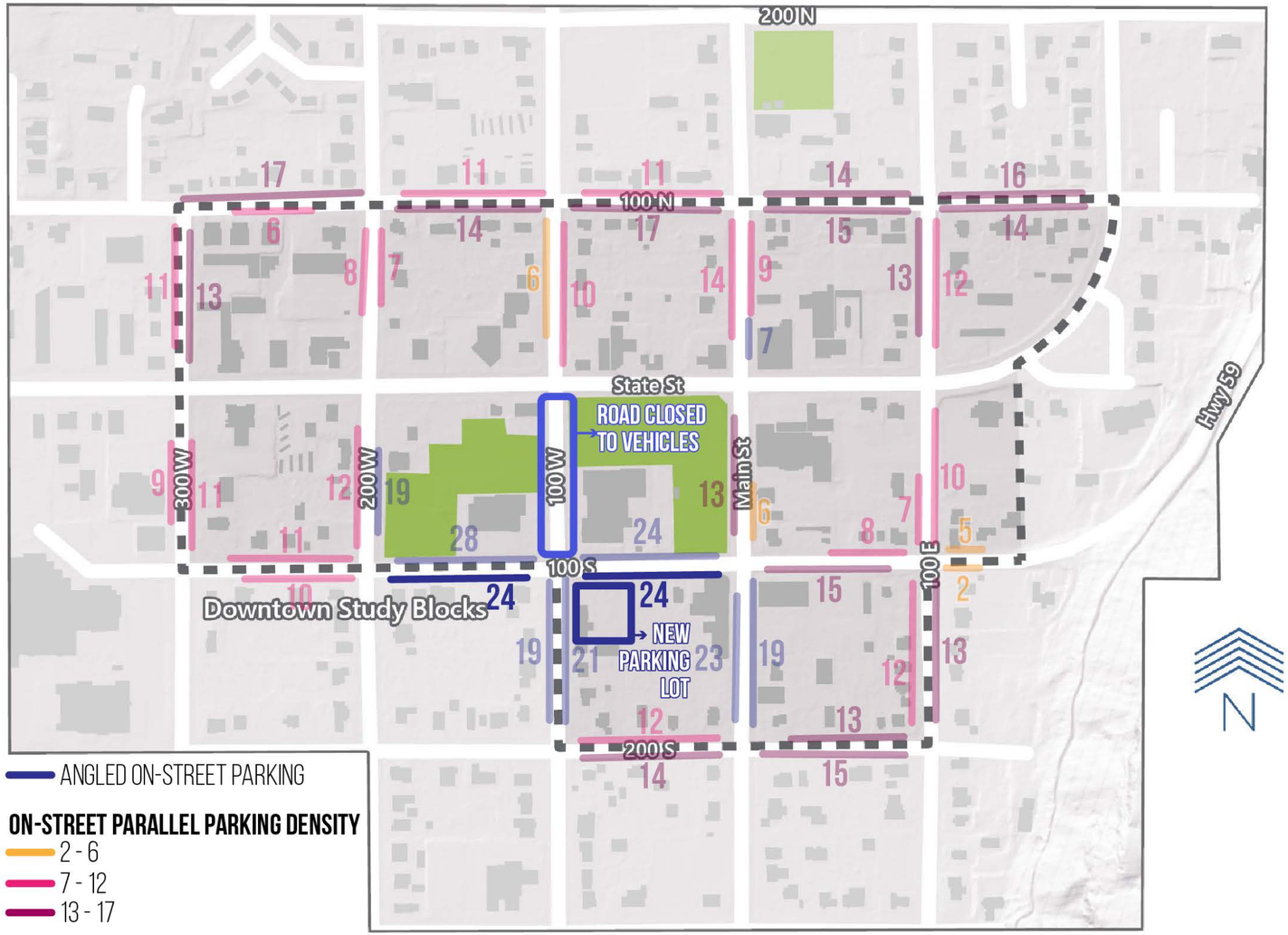
Urban Design Recommendations

Parking Improvements

- Install parking signage with a maximum 2-hour time limit
- Help facilitate discussions with property owners for shared parking lots
- Consider the creation of additional municipal parking lots to support site density development
- Review critical intersections for traffic violations, including:
  - Main St and 100 South
  - 100 W and State St

Additional Realm Elements

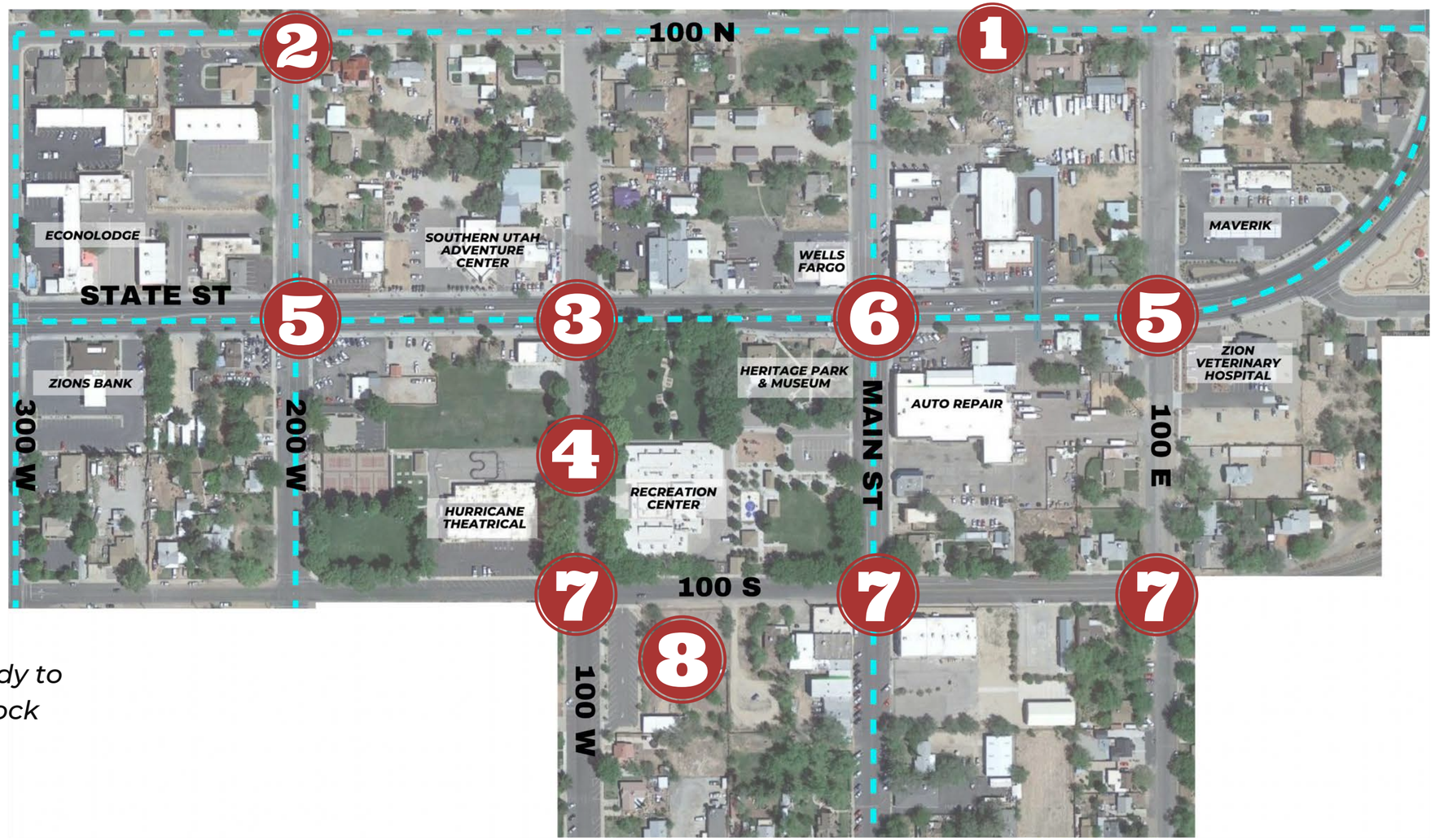
- Install more appropriate (pedestrian scale) lighting and other amenities within the corridor
- Create additional public gathering spaces adjacent to the ROW space



Transportation Recommendations

1. Add curb, gutter & sidewalks on 100 N
2. 4-way stop
3. Mid-block crossing (HAWK)*
4. Close street to cars, make it ped-only
5. Traffic Signal Study*
6. Intersection Improvements*: Increase crossing time, high visibility crosswalk
7. Intersection Improvements: Curb bulb-outs, high visibility crosswalks
8. Create public parking lot

**UDOT should conduct a SR-9 Corridor Study to determine the feasibility of signals, mid-block crossings, bike lane and more.*



Transportation Recommendations

HURRICANE CITY
UTAH

1. Add curb, gutter & sidewalks on 100 N

2. 4-way stop

3. Mid-block crossing (HAWK)

4. Close street to cars, make it ped-only

5. Traffic Signal Study

6. Intersection Improvements:
Increase crossing time, high visibility crosswalk

7. Intersection Improvements:
Curb bulb-outs, high visibility crosswalks

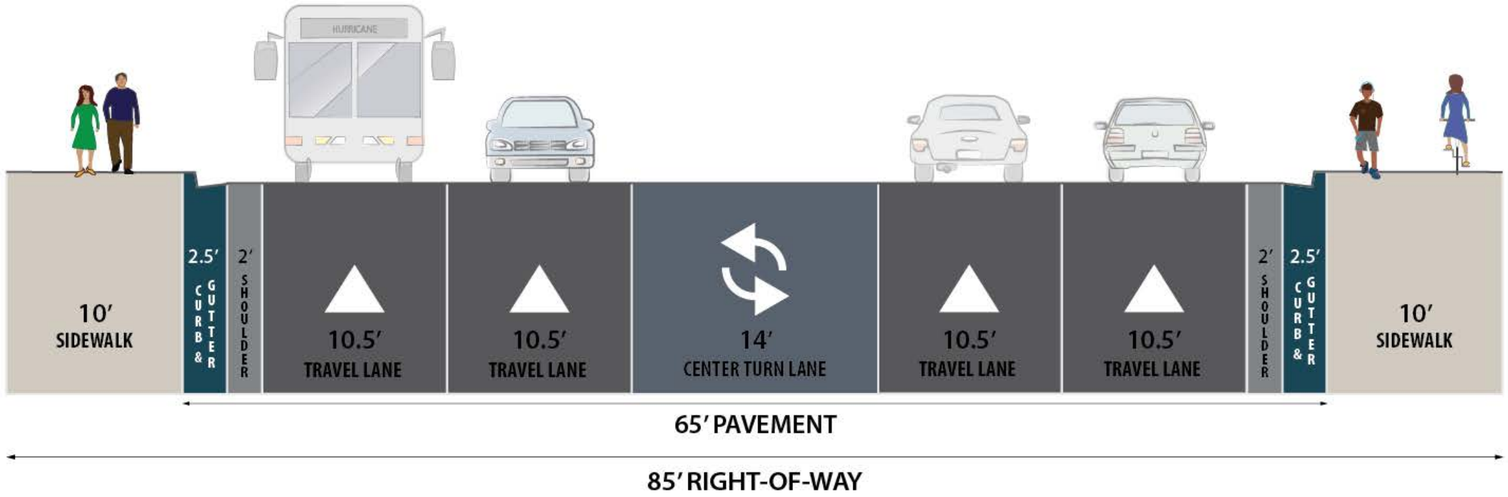
8. Create public parking lot

Roadway Design Recommendations

Right-of-Way

- Existing ROW on State St/SR-9 is approximately 85' as seen to the right
- Too narrow to accommodate all desired improvements, which could include:
  - Buffered bike lane
  - Park strips and sidewalks (both sides)
  - Pedestrian non-walk spaces along the ROW
- A full Corridor Study should be conducted by UDOT to evaluate:
  - Right-of-way width
  - Active Transportation
  - Future signals/crossings
  - Downtown amenities

SR-9/State Street

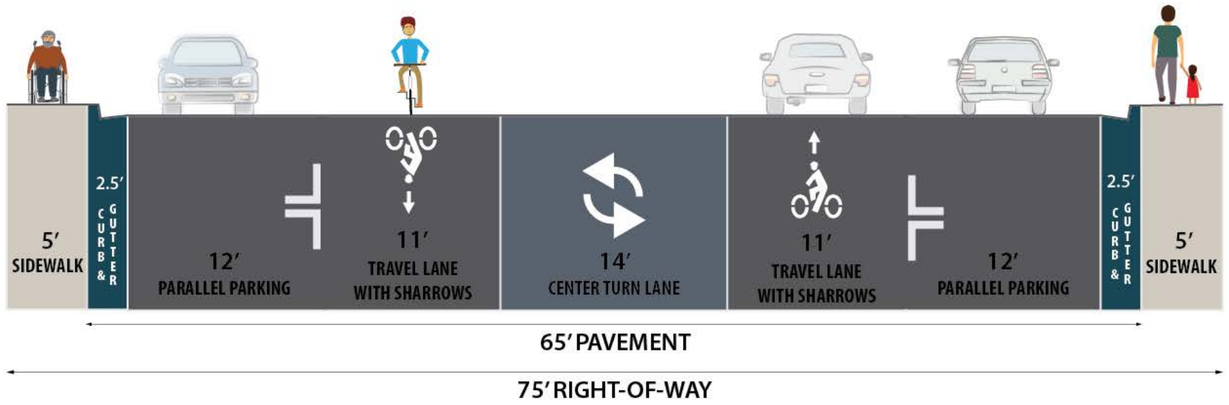


Cross-Sections

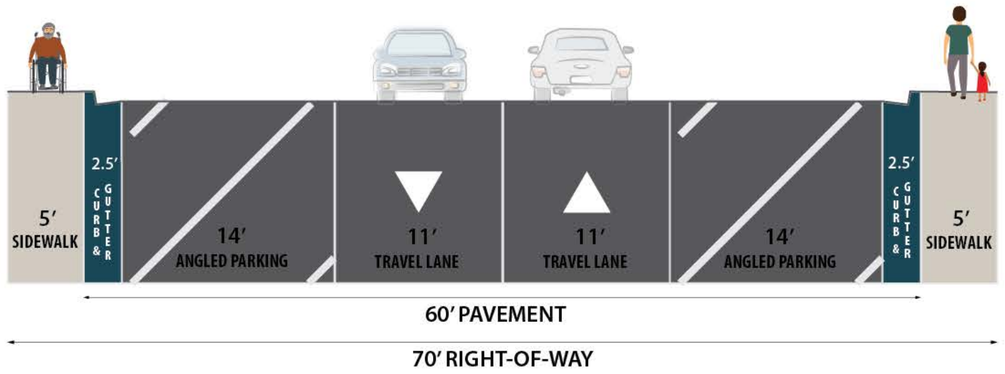
- Main street (Between State St & 100 S)
  - No change in the current pavement
  - Maintain the left turn lane and parallel parking
  - Enhance crossings on State St and 100 S
  - Allow bikes to share the road

- 100 S
  - Angled parking on both sides of the road
  - Curb bulb-outs at intersections to help protect pedestrians and parking

Main Street



100 S



Building Inventory
Understanding availability

Upper Floor Residences
Utilize overlay district

Housing Recommendations

- Craft, adopt, and enforce a short-term rental ordinance for the downtown
- Encourage attainable housing with deferred taxes or other financial incentives
- Reduce parking requirements, allowing for increased density structures
- Allow zero-lot line development for multi-family properties within the downtown

Zoning Changes

Allowing a variety of residences within the downtown and surrounding zones of Hurricane allows for more long-term activation of the downtown.

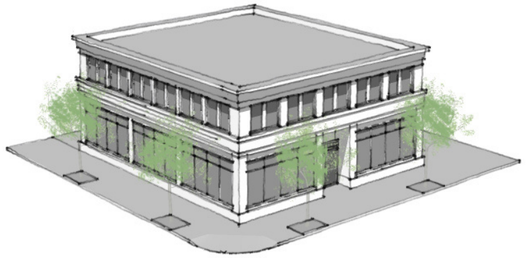
Targeted Scenario Development

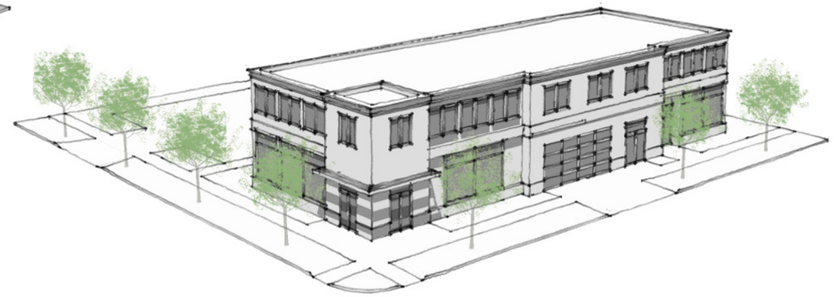
Preparing a highest and best use for targeted parcels in the downtown.

HURRICANE CITY
UTAH

Strategic Development

- Civic center
- Mixed-use Development
- Possible phased approach





Economic Development Initiatives

- Target necessity amenities or purchases for infill development locations
- Prepare a detailed market analysis and leakage study
- Offer façade and signage grants.
- Adopt and enforce international property maintenance code
- Facilitate a phased master development for municipal properties
- Diversify cultural amenities to increase tourism spending (i.e. sporting goods stores, fast casual dining, etc.)
- Draft and enforce a site development requirement for building permitting within the downtown

Site Redevelopment

Reactivation of anchor buildings in the downtown will provide one of the strongest ROIs possible and make a lasting impact on the overall corridor economic health

Incentivize Rehab

Incentivizing rehab through deferred property tax increases will encourage people to undertake necessary property upgrades. Removing this potential or perceived barrier will aid in building catalyst changes in the downtown

HURRICANE CITY
UTAH

Main Street Master Plan

Hurricane City

Preliminary Recommendations

DOWNTOWN
REDEVELOPMENT
SERVICES

HURRICANE CITY
UTAH

HURRICANE DOWNTOWN MASTER PLAN

DOWNTOWN REDEVELOPMENT SERVICES

PREPARED BY
Downtown Redevelopment Services, LLC
Ravenna, Ohio | Park City, Utah

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01 Existing Conditions

02 Public Input Synopsis

03 Gap Analysis

04 Draft Recommendations

05 Implementation Strategies

06 Appendix

THANK YOU TO OUR PARTNERS

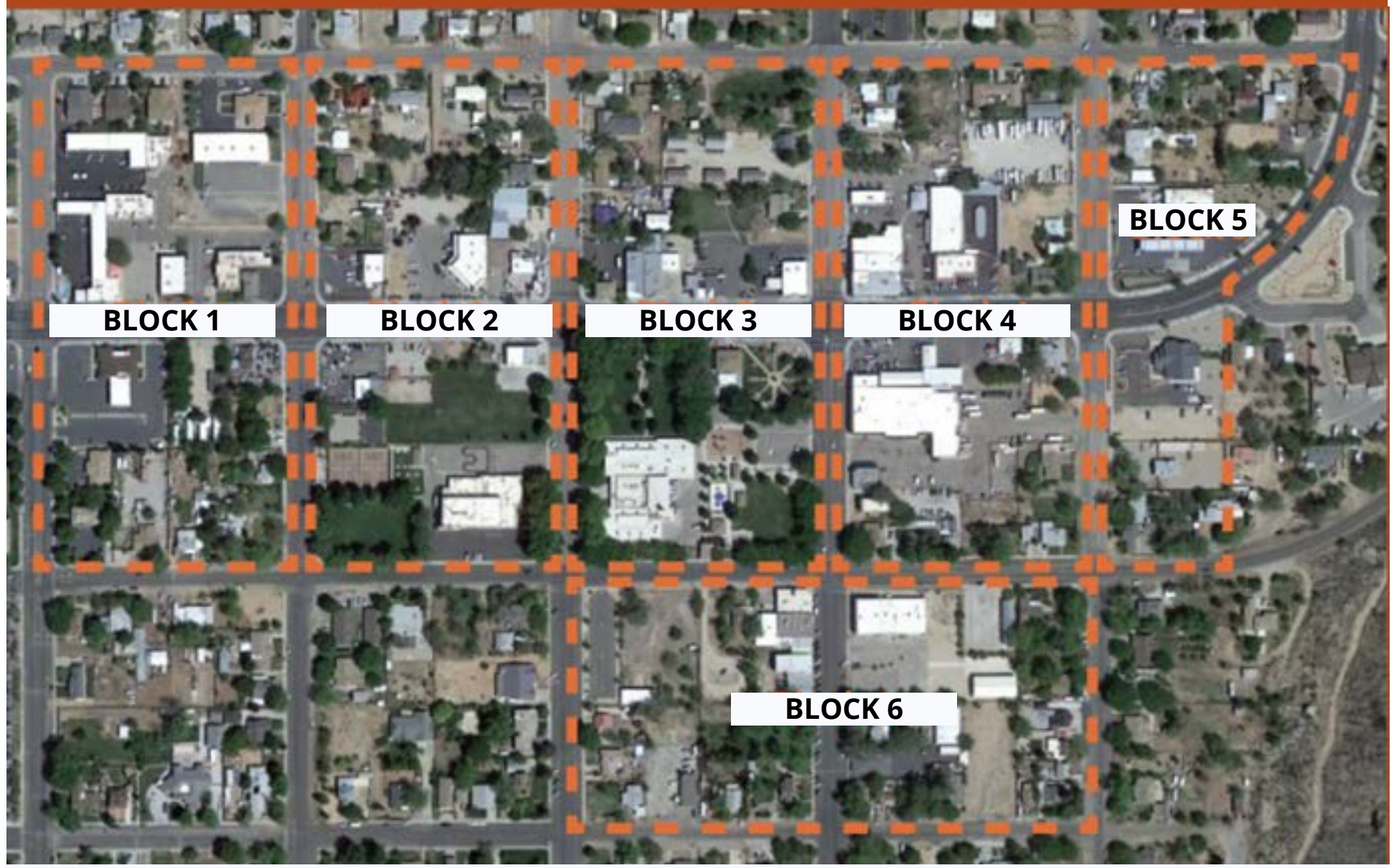
HURRICANE CITY
UTAH

Funded in part by:

UDOT

HURRICANE CITY
UTAH

DOWNTOWN STUDY BLOCKS



DOWNTOWN REDEVELOPMENT SERVICES

HURRICANE CITY
UTAH

EXISTING CONDITIONS HIGHLIGHTS

BLOCK CONDITION RANKINGS

	BUILT ENVIRONMENT	URBAN DESIGN	INFRASTRUCTURE	CIRCULATION	REAL ESTATE
BLOCK 1	4	3	4	2	3
BLOCK 2	3	3	3	2	3
BLOCK 3	4	5	4	4	4
BLOCK 4	2	2	4	2	4
BLOCK 5	4	5	4	3	4
BLOCK 6	4	5	3	3	5

1: Negatively Impacting the Downtown
3: Neutral
5: Positively Impacting the Downtown

PUBLIC INPUT
SYNOPSIS

THE PROCESS

The process utilized for the Hurricane Downtown Master Plan followed the VAK (Visual, Auditory, Kinesthetic) model. Through this model, we were able to tailor feedback models to methods for which the public was comfortable with. Additionally, a test, refine, and repeat model was utilized, ensuring that public opinion was integrated throughout, ensuring the public's vision was met at every stage. Outlined below is the process that was utilized:

1. **Community Values Surveying**
2. **Stakeholder and One-on-One Meetings**
3. **Community Event Participation**
4. **Community Visioning Workshops**
5. **Draft Recommendations**
6. **Community Feedback Survey**
7. **Final Report Presentation**

COMMUNITY CHARACTER
ELEMENTS

HURRICANE CITY UTAH

THE RESULTS

Outlined below are some of the critical critical community character elements determined through the engagement process:

Residents enjoy the small-town atmosphere of Hurricane

There are concerns that revitalization efforts and development will detract from the small-town feel of the City

33.8% of residents have lived in the community for one to five years

37.4% of respondents visit the downtown area daily

75.1% of survey respondents stated there are not enough service and retail options in Downtown

72.9% of respondents (from the 75.1%) indicated date night dining options as a top priority

89.9% of survey respondents support further downtown revitalization in Hurricane

71.8% of respondents indicated improved retail and service opportunities would make Downtown more vibrant

MARKET CONDITIONS
RESULTS

Basis of the analysis

ROI Based Use

This style of highest and best-use calculation is based on the return on investment (ROI), focusing on the most information generated with a property.

Civic-minded Use

This style of determination also includes qualitative factors, precisely elements necessary for vibrant communities and corridors. Often these elements have limited or no ROI, but are critical to overall community health.

TARGET MARKET AREA DATA

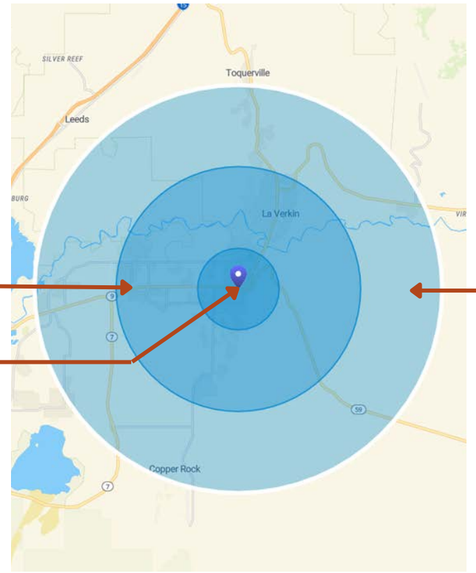
The potential market demand or target market area for Hurricane is a draw radius of up to 5 miles. This area is demonstrated on the map below. There are multiple municipalities within this drawing area, many of which utilize the services and amenities downtown Hurricane offers.

Three-mile Radius

This area holds regular visitors and individuals/groups who utilize the Downtown Hurricane as their hometown.

One-mile Radius

This is the primary service area making up residents and routine visitors.



Five-mile Radius

This includes individuals or families who still utilize Downtown Hurricane as their downtown yet have reasonable access to other amenities within surrounding communities.

ECONOMIC DEVELOPMENT OPPORTUNITIES

1. PHARMACIES & DRUG STORES
2. CONVENIENCE STORES
3. WOMEN'S CLOTHING STORES
4. SHOE STORES
5. JEWELRY STORES
6. SPECIALTY FOOD STORES
7. SNACK & NON-ALCOHOLIC BEVERAGE BARS
8. ELECTRONIC STORES
9. LUGGAGE & LEATHER GOODS STORES
10. ALL OTHER GENERAL MERCHANDISE STORES

RECOMMENDED USE	SPACE ALLOCATED IN THE BUILDING (SQ. FT)	POTENTIAL LEASE RATE	POTENTIAL MUNICIPAL REVENUE CAPTURE PER FOOT
Pharmacies & Drug Stores	6,500	$20.00	$7.46
Convenience Stores	5,000	$18.00	$2.14
Women's Clothing Stores	2,000	$15.00	$4.40
Shoe Stores	1,500	$17.50	$7.45
Jewelry Stores	2,000	$20.00	$6.45
Specialty Food Stores	5,000	$15.00	$1.83
Snack & Non-Alcoholic Beverage Bars	1,500	$17.50	$4.09
Electronic Stores	5,000	$20.00	$5.60
Luggage & Leather Goods Stores	2,000	$15.00	$3.17
All Other General Merchandise Stores	7,500	$15.00	$2.57

Note: The quoted rates are outlined as regional standards. Further review is required for market condition applicability.

HURRICANE CITY
UTAH

LAND USE

RECOMMENDATIONS

- Alter zoning to require ground-floor retail or service-based industries on Main Street
- Implement a vacant property ordinance
- Create a Downtown mixed-use zoning district
- Update zoning and ordinances to ensure a minimum Floor Area Ration (FAR) is met

BUILT ENVIRONMENT

RECOMMENDATIONS

- Prepare and implement form-based code for the downtown overlay
- Work with local realtors to create a downtown properties marketing database
- Incentivize development through fiscal & non-fiscal concessions
- Implement annual facade program

PARKS & CIVIC SPACE

RECOMMENDATIONS

- Integrate a historical or cultural heritage trail through Downtown
- Prepare additional hard surface recreational spaces in Downtown
- Integrate the downtown recreational core into the trails network
- Implement a tree & vegetation ordinance for installation and maintenance

URBAN DESIGN

RECOMMENDATIONS

- Paint highly visible crosswalks
- Add curb, gutter, sidewalks and striped parking along 100 N
- Create curb bulb-outs at non-DOT intersections and crosswalks
- Create additional public gathering spaces adjaent to the ROW space

TRANSPORTATION

RECOMMENDATIONS

- Undertake new corridor and signal warrant study on State Street
- Convert parallel parking to angled parking / re-stripe parking along 100 S.
- Increase crossing time at the intersection of State Street and Main Street
- Install wayfinding signage. & parking signage

GREEN INFRASTRUCTURE
RECOMMENDATIONS

- Implement xeriscape design for new construction or rehabilitation
- Design and implement bioswales for downtown walkways and parking areas
- Install energy efficient or solar based lighting along non-DOT roadways
- Maintain and enhance trees and sidewalk level planting areas along pedestrian ways

HOUSING
RECOMMENDATIONS

- Conduct a building inventory
- Implement housing on upper floors of critical sites
- Reduce parking requirements
- Provide zoning changes allowing a variety of housing of residences in Downtown

TARGETED DEVELOPMENT SCENARIOS
RECOMMENDATIONS

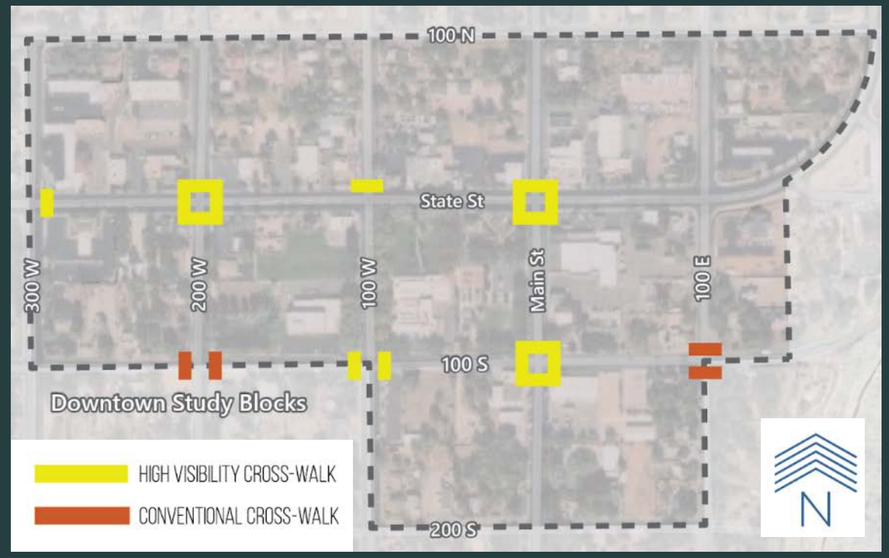
- Site Activation - Municipal Blocks between 200 W and 300 W
- Two full stories, and a third half floor that is set back from the street facade (45’ Tall)
- 40,000 Sq Ft Residential and 32,000 Sq Ft Commercial space

ECONOMIC DEVELOPMENT
RECOMMENDATIONS

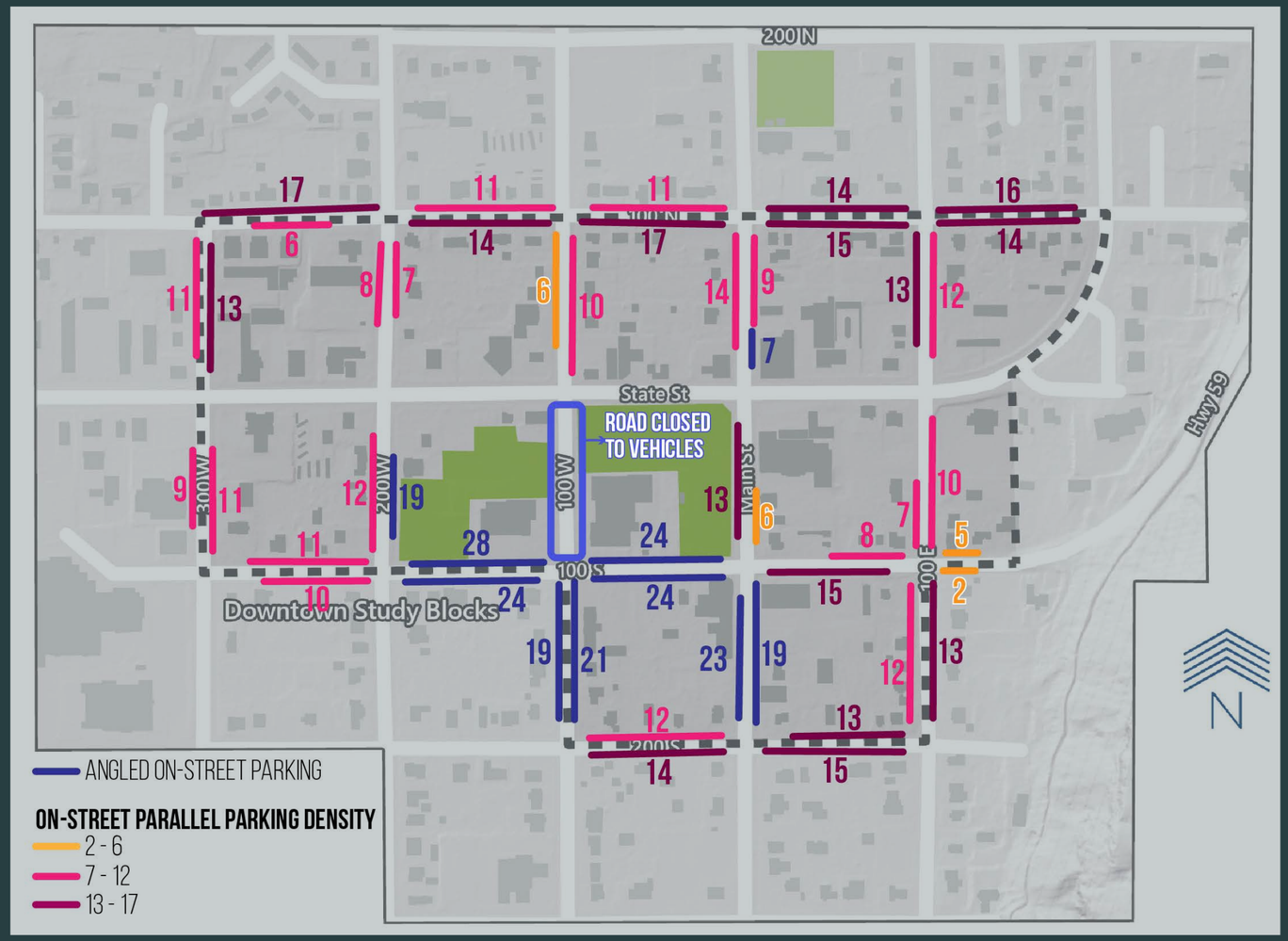
- Prepare a detailed market analysis and leakage study
- Target business clusters for missing amenities
- Adopt and enforce the International Property Maintenance Code
- Incentivize property rehabilitation

HIGH VISIBILITY CROSS-WALK
PROPOSED LOCATION MAP

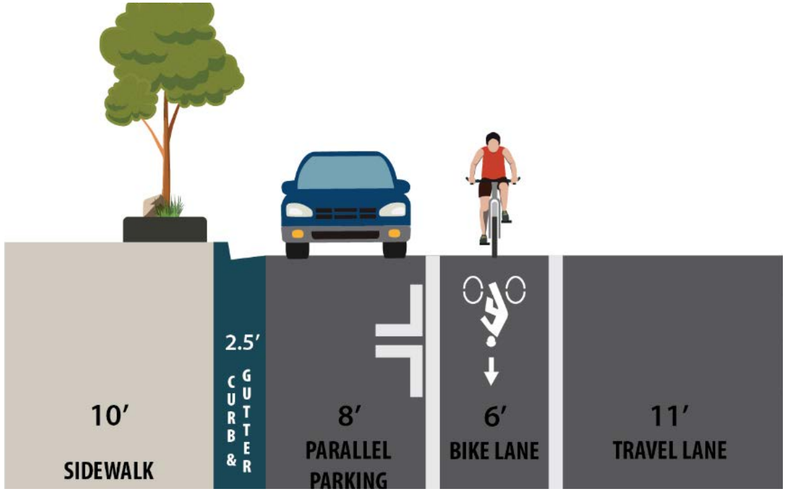
- Highly visible crosswalks enhance safety & add visual appeal
- Can be installed temporarily, partnering with community groups or centering around community celebrations
- Permanent installations use long-lasting materials (thermoplastics)



PARKING REONFIGURATION
PARKING LOCATION MAP



BICYCLE INFRASTRUCTURE
CROSS SECTIONS



Road w/ Parallel Parking and Bike Lane

BIKE LANES:

- Should be a minimum of 6 feet in width
- Can be located adjacent to the curb or parallel parking
- Should not be located adjacent ot angled parking

Road w/ Angle Parking & Marked Shared Roadway

MARKED SHARED ROADWAYS:

- Should contain "sharrow" pavement markings clearly identifying that cyclists may use the full travel lane
- Can be used when travel lanes are 11 feet in width or greater
- Can be used when any style of parking is adjacent to the travel lane, as the additional width helps to eliminate conflict between parked vehicles and cyclists

PEDESTRIAN & BICYCLE ONLY STREET

100 W between STATE STREET & 100 S

ANTICIPATED BENEFITS

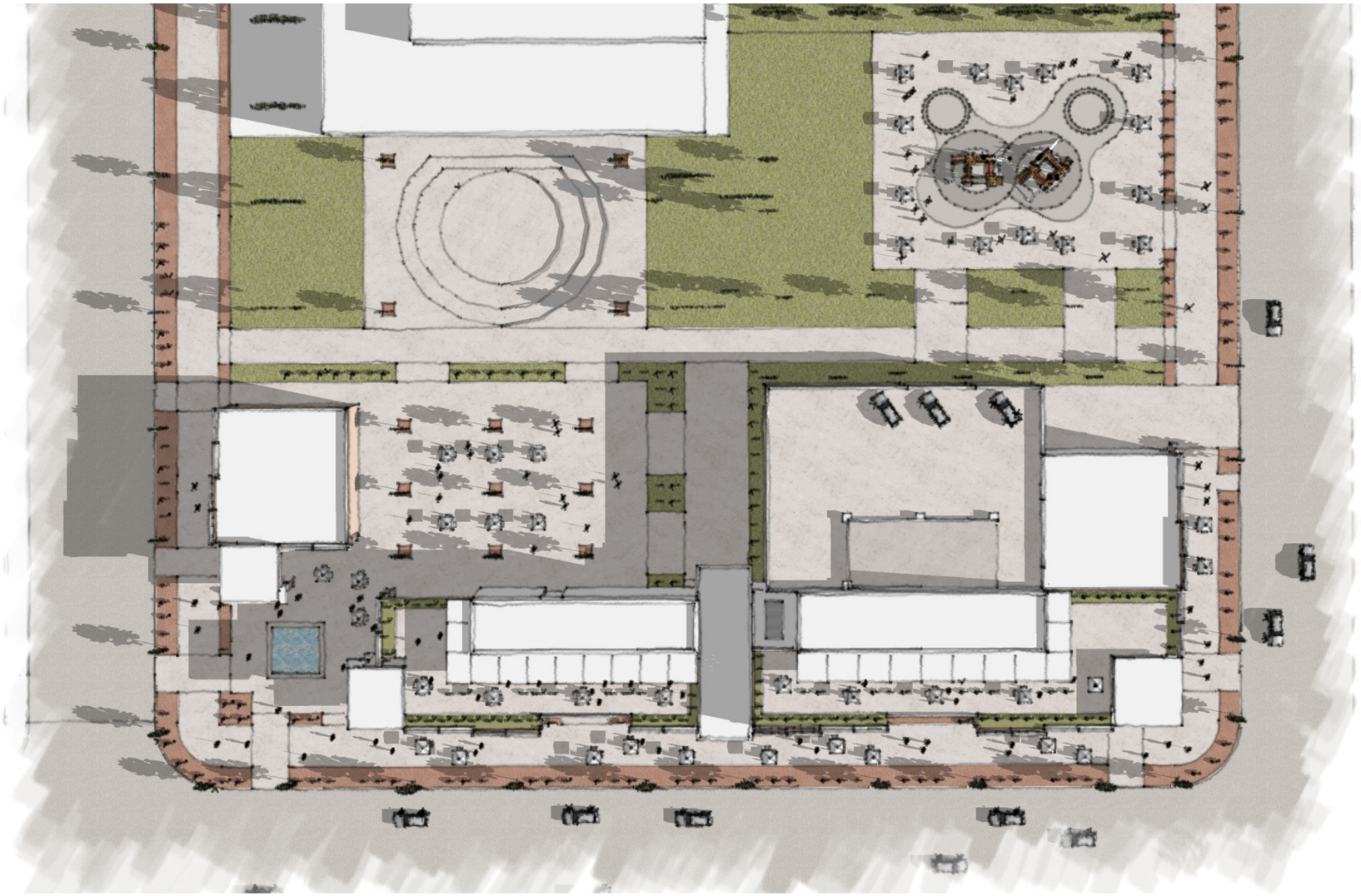
- Increased Safety
- Improved Air Quality
- Reduced Noise Pollution
- Increased Foot Traffic
- Promotes a Healthy Lifestyle
- Provides Space for Programming

Peach Days Photo by Jeremy Crawford St. George News

CATALYST SITE
RENDERED SITE PLAN

CATALYST SITE (CONT.)

- Retail storefront along State Street
- Residences on upper floors
- Rooftop Terrace
- Plaza space and amphitheater for entertainment and events such as small gatherings or concerts and food truck events
- 50% lot coverage
- "U-Shape" building with rear entrance parking
- 40,000 Sq Ft Residential
- 32,000 Sq Ft Commercial



CATALYST SITE
RENDERING

CATALYST SITE

- Between 200 W and 100 W facing State Street
- Municipal land ownership through long-term lease
- Master developer agreement for Public Private partnership.
- Potential for development in future phase(s)
- Two full stories, and a third half floor that is set back from the street facade (45’ Tall)

IMPLEMENTATION
STRATEGIES
YEARS 0 - 2

HURRICANE CITY
UTAH

1. **Alter local ordinances and zoning to require retail or service-based industries in the Downtown corridor**

   Land Use Recommendation No. 4

2. **Implement a vacant property ordinance**

   Land Use Recommendation No. 1

3. **Paint highly visible crosswalks**

   Urban Design Recommendation No. 1

4. **Create a mixed-use zoning district, specifically within the downtown, allowing and encouraging a variety of uses on upper floors**

   Land Use Recommendation No. 2

5. **Craft, adopt, and enforce a short-term rental ordinance for the downtown**

   Housing Recommendation No. 8

6. **Create an overlay zone for the downtown corridor**

   Land Use Recommendation No. 3

7. **Allow multi-family housing to be built to zero lot lines**

   Housing Recommendation No. 4

8. **Provide zoning changes allowing a variety of residences within the downtown**

   Housing Recommendation No. 5

9. **Work with a local realtor(s) to create a downtown properties marketing database**

   Built Environment Recommendation No. 5

HURRICANE DOWNTOWN MASTER PLAN

HURRICANE CITY
UTAH

DOWNTOWN REDEVELOPMENT SERVICES

PREPARED BY
Downtown Redevelopment Services, LLC
Ravenna, Ohio | Park City, Utah

Adopted June 2023

HURRICANE DOWNTOWN MASTER PLAN

APRIL 2023

PREPARED BY

DOWNTOWN REDEVELOPMENT SERVICES
100 E Main St, Suite 100
Ravenna, OH 44266

CRSA
175 S Main St, Suite 300
Salt Lake City, Utah 84101

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2022-PP-28
Receipt No. 8-162483

Name: Stratton Development Telephone: 435-635-2628

Address: 42 S 850 W Hurricane, UT Fax No. 435-635-2177

Email: colt.stratton@interstaterock.com Agent Email: _____

Agent (If Applicable): Colt Stratton Telephone: 435-635-2628

Address/Location of Subject Property: 850 S 1300 W

Tax ID of Subject Property: H-3-2-4-127 Zone District: R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Single family Lots from 0.25 acre → 0.72 acre 20 Lots total

Submittal Requirements: The preliminary plat application shall provide the following:

____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ____ a. The proposed name of the subdivision.
- ____ b. The location of the subdivision, including the address and section, township and range.
- ____ c. The names and addresses of the owner or subdivider, if other than the owner.
- ____ d. Date of preparation, and north point.
- ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

____ 2. Existing Conditions: The preliminary plat shall show:
- ____ a. The location of the nearest monument.
- ____ b. The boundary of the proposed subdivision and the acreage included.
- ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

____ h. Contours at vertical intervals not greater than five (5) feet.
____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
____ j. Information on whether property is located in desert tortoise take area

____3. Proposed Plan: The subdivision plans shall show:
____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
____ b. The layout, numbers, and typical dimensions of lots.
____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
____ g. Approximate radius of all center line curves on highways or streets.
____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
____ l. Will this subdivision be phased? If yes show possible phasing lines.
____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

____4. Required copies of plans:
____ a. Three copies of all full-scale drawings
____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

____ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
____ 6. Signed and notarized Acknowledgement Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

Date application deemed to be complete: _____ Completion determination made by: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Stratton Development am/are the applicant(s) of the application known as Kolob View Subdivision located on parcel(s) H-3-2-4-127 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 3rd day of October, 2022.

Applicant Name: Stratton Development

Name of Signer (if different from Applicant Name): Donald N. Stratton

Title of Signer: Managing Partner

Signature: Donald N Stratton

STATE OF Utah)

COUNTY OF Washington)

On the 3rd day of October, 2022, personally appeared before me Donald N. Stratton, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Laura K Lee

My Commission Expires: 9-15-24

LAURA K LEE
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 713552
COMM EXP. 09-15-2024

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

:ss

COUNTY OF)

I (we), Stratton Development, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3rd day of October 2022

(Notary Public)

Residing in: Virgin, UT

My Commission Expires: 9-15-24

LAURA K LEE
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 713552
COMM EXP. 09-15-2024

Agent Authorization

I (we), Stratton Development, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Colt D. Stratton to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3rd day of October 2022

(Notary Public)

Residing in: Virgin, UT

My Commission Expires: 9-15-24

LAURA K LEE
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 713552
COMM EXP. 09-15-2024

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

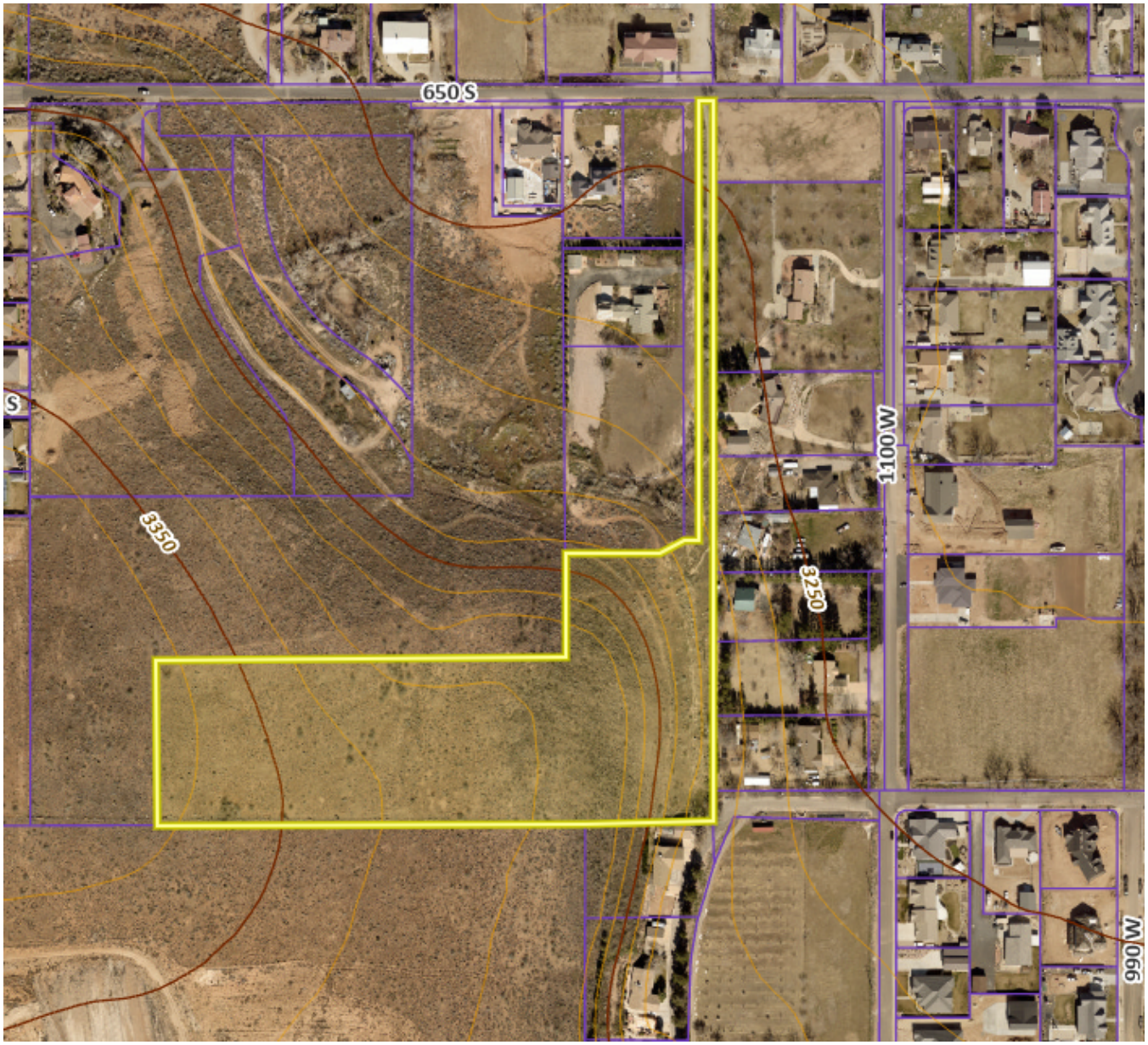
Agenda Date:	**05/25/2023**
Application Number:	2022-PP-28
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Stratton Development
Agent:	Colt Stratton
Request:	Approval of a Preliminary Plat
Location:	850 S 1300 W
Zoning:	R1-10
General Plan Map:	Single Family

Update 5/25/2023: This application was tabled in October of 2022 in order to allow for the resolution of the 1150 W alignment. The City Council has not reached a resolution of the 1150 W alignment through this property at this time. The applicant is still missing a sensitive lands application as well. The following report reflects the updated proposed layout.

Discussion: The applicant is proposing a 20 lot single family subdivision located just south of Mountain View Estates Subdivision.

JUC Comments
Public Works: 1150 W Master Plan Roadway must continue.
Water: This looks like it will be dependent on Mountain View Estates for looping water lines. Water line will need to be looped before occupancy.
Power: Power is under the impression that 900 S will be a connector road. They will need to bring power from 650 S along 1150 W.
Sewer: No sewer existing in 1150 W. There is an 8” line in Mountain View Dr
Engineering: 1150 W is a master planned minor collector that also includes a 12’ sidepath on the east side (67’ total width) and will extend southward. No drainage plan has been provided, a 24” storm drain is shown on the storm drain master plan along a portion of 1150 W. It appears the nearest existing storm drain along the master planned alignment is in 400 S. There is an existing canal pipe on the property. Must this remain functional during construction? Applicants must coordinate with the Hurricane Canal Company for relocation. Can the road between Mountain View Dr and 1150 W meet typical road grade standards?
Streets: Alignment of 1150 W does not match the master plan

Fire: Access is okay for the proposed number of homes if any additional homes are built a second access will be required..
Phone: Add Centurylink notes to construction drawings. Need PUE on west side of 1150 W.
Cable: No comments

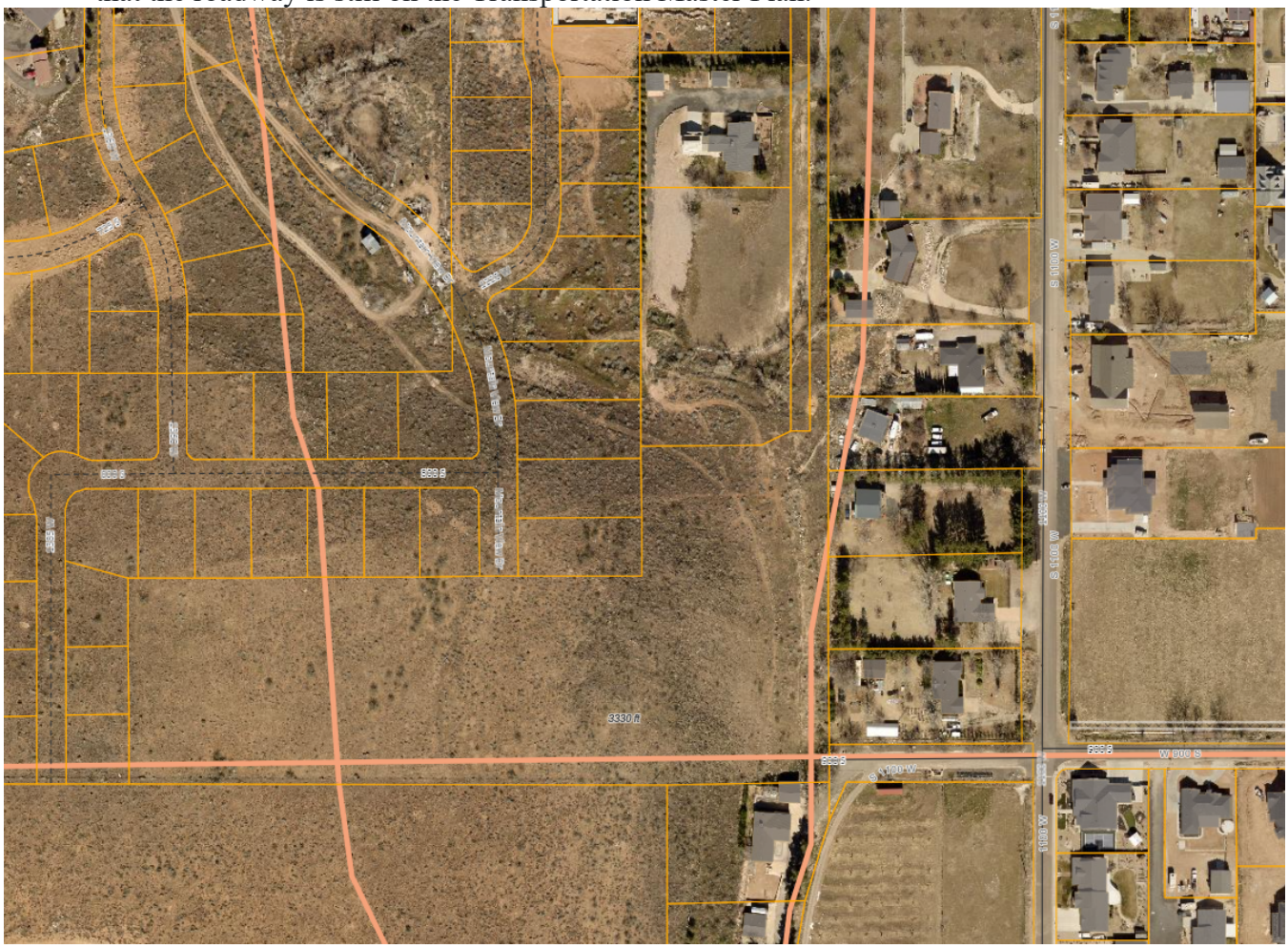


Staff Comments: Preliminary Plat

1. All lots meet R1-10 standards.
2. **Master Plan Roadways:** There are three master planned roadways within the development as shown below. This plan only addresses 1350 W, labeled as Mountain View Dr. on the plan.
    a. 1150 W/1100 W: 1150 W is a future minor collector with a trail on the east side, a total of 67’ ROW. Their plan only shows a 58’ ROW The City is currently conducting an

alignment study for 1150 W, with special consideration of the alignment within this area. The applicant will need to work with the city to ensure the alignment meets the goals of that study. 1150 W is also planned to be a new alignment of a major power transmission line. The proposed alignment does not line up with any proposed city alignment for the roadway

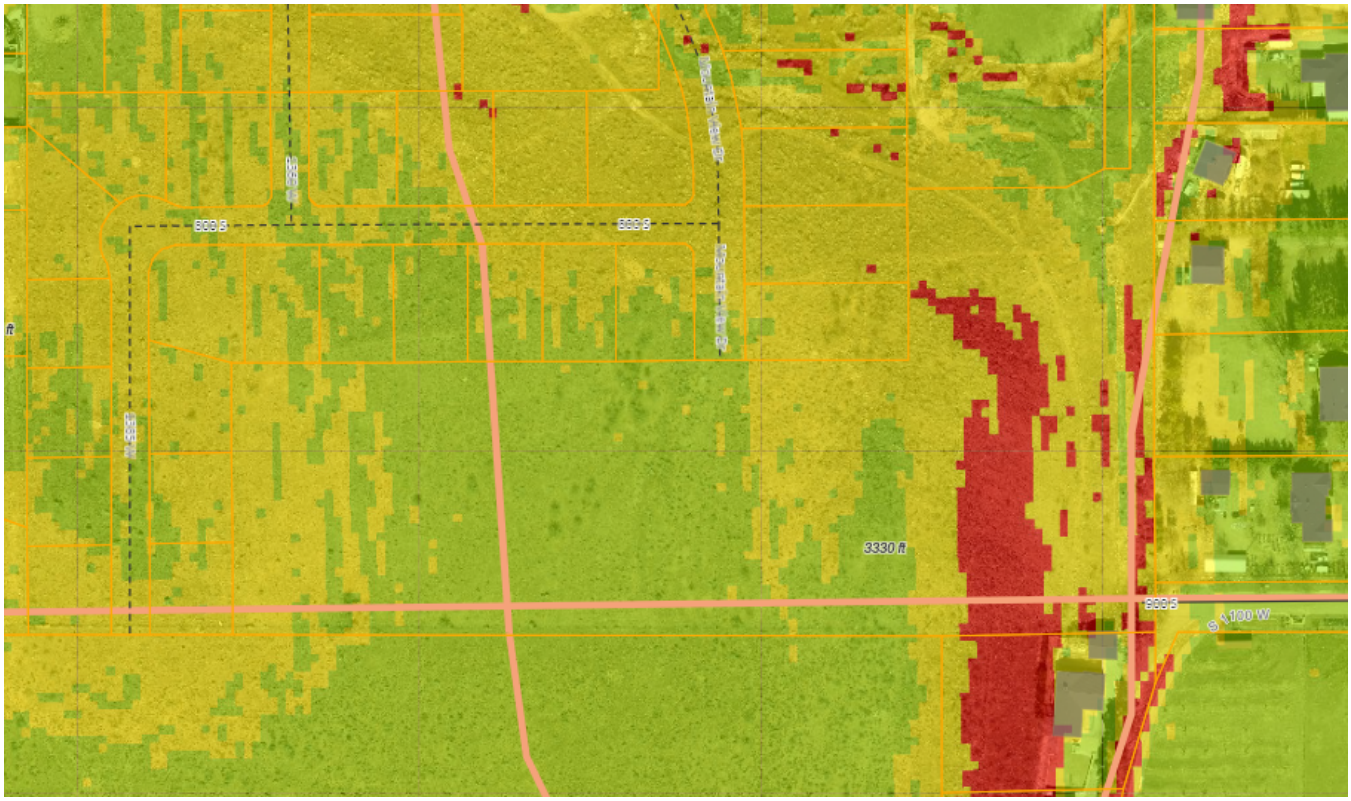
b. 900 S. Currently the Hurricane City Transportation Master Plan shows 900 S connecting down the hill to 1100 W along the south property boundary. The City has received slope data indicating the roadway continuing may be impossible however it is important to note that the roadway is still on the Transportation Master Plan.



3. **Second access:** 1150 W will need to function as a secondary access.
4. There is a Hurricane Canal Company canal on the property that is located near the proposed 1150 W and then cuts northwest into the Mountain Views Estates Subdivision. This canal needs to be shown, and a future alignment will need to be worked out with the canal company. HCC 10-37-7 (B) states "*Existing conditions. The preliminary plat shall show…Existing ditches, canals, natural drainage channels and open waterways and proposed realignments*."
5. Needs Geotechnical constraints to note: Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche,

gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

6. Need a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
7. Will need to indicate if the area is in a tortoise protection area.
8. **Sensitive Lands**: The applicant will need a sensitive land application. There are some steep slopes located on the east side of the property. From the bottom to the top of the hill the average slope is just over 15%, but some areas are closer to 26% and over 30%. The picture below shows the property: Green indicates slopes lower than 10%, yellow is 10%-29%, and red indicates over 30%. Areas over 30% slope are non buildable. The applicant is required to submit a sensitive lands plan. The applicant has indicated that their updated plan meets the sensitive lands code however the applicant has not submitted a sensitive lands application or the required drainage or geotechnical reports as required by City Code.



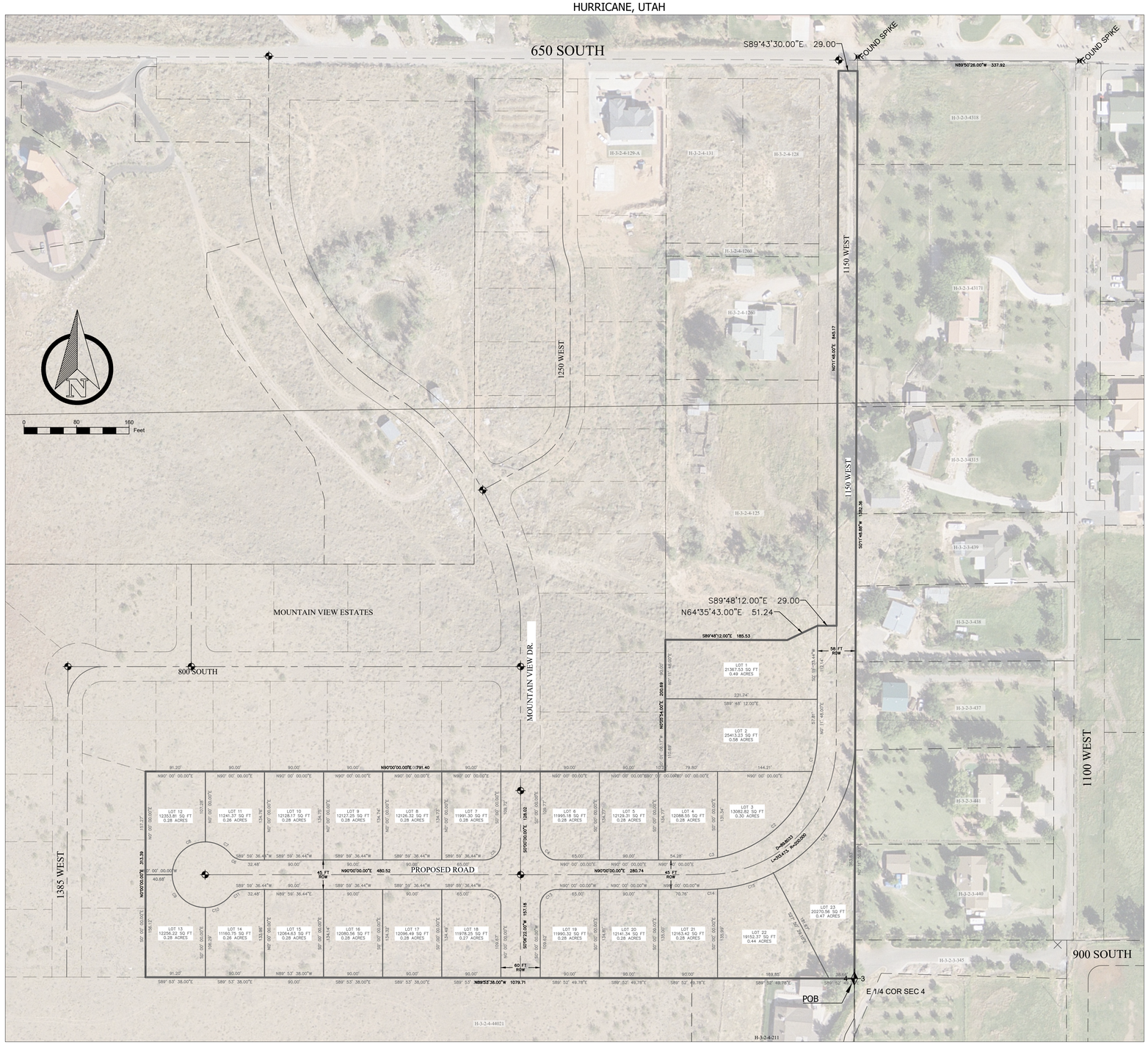
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be denied for the reasons listed in this report, including

1. Failure to turn in a sensitive lands application and likely does not comply with Hurricane City Hillside standards
2. The City has not received will serve letters
3. The plan does not comply with Hurricane's Transportation Master Plan

4. Failure to place the proper notes and other information as required by City code on the plat as listed within this report.

PRELIMINARY PLAT
KOLOB VIEWS SUBDIVISION

LOCATED IN NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH



DEVELOPEMENT SITE INFORMATION

TOTAL AREA:	9.73 ACRES
ZONE:	R1-10
NUMBER OF LOTS:	20
DENSITY:	2.06 LOT/ACRE

REQUIRED SET BACKS

FRONT	25 FT
SIDE	10 FT
REAR	20 FT
STREET SIDE	20 FT

PARCEL ID H-3-2-4-127 BOUNDARY DESCRIPTION
BEGINNING AT THE EAST QUARTER CORNER OF LOT 4, TOWNSHIP 43 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'38" WEST ALONG THE QUARTER SECTION LINE 1079.71 FEET; THENCE NORTH 0°00'00" EAST 313.39 FEET; THENCE NORTH 90°00'00" EAST 791.40 FEET; THENCE NORTH 0°05'54" EAST 200.69 FEET; THENCE SOUTH 89°48'12" EAST 185.53 FEET; THENCE NORTH 64°35'43" EAST 51.24 FEET; THENCE SOUTH 89°48'12" EAST 29.00 FEET; THENCE NORTH 0°11'48" EAST 845.17 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 650 SOUTH STREET; THENCE SOUTH 89°43'30" EAST, ALONG SAID RIGHT OF WAY LINE, 29.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 0°11'48" WEST, ALONG THE SECTION LINE, 1382.36 FEET TO THE POINT OF BEGINNING.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.81	187.50	16.14	N8° 15' 54"E	52.63
C2	205.13	187.50	62.68	N47° 40' 29"E	195.05
C3	35.94	187.50	10.98	N84° 30' 29"E	35.89
C4	39.27	25.00	90.00	S45° 00' 00"E	35.36
C5	39.27	25.00	89.99	S44° 59' 48"W	35.35
C6	22.12	25.00	50.70	N64° 39' 17"W	21.41
C7	43.72	50.00	50.10	N64° 21' 09"W	42.34
C8	79.06	50.00	90.60	S45° 17' 56"W	71.08
C9	79.06	50.00	90.59	N45° 17' 56"W	71.08
C10	43.73	50.00	50.11	S64° 20' 46"W	42.35
C11	22.12	25.00	50.70	S64° 38' 30"W	21.41
C12	39.27	25.00	90.01	N45° 00' 12"W	35.36
C13	39.27	25.00	90.00	S45° 00' 00"W	35.36
C14	19.26	229.00	4.82	S87° 35' 26"W	19.25
C15	88.96	229.00	22.26	S74° 03' 08"W	88.40
C16	250.70	229.00	62.72	S31° 33' 38"W	238.37

LEDGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	CENTERLINE MONUMENT (TO BE INSTALLED)
	FOUND MONUMENT
	SECTION CORNER

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

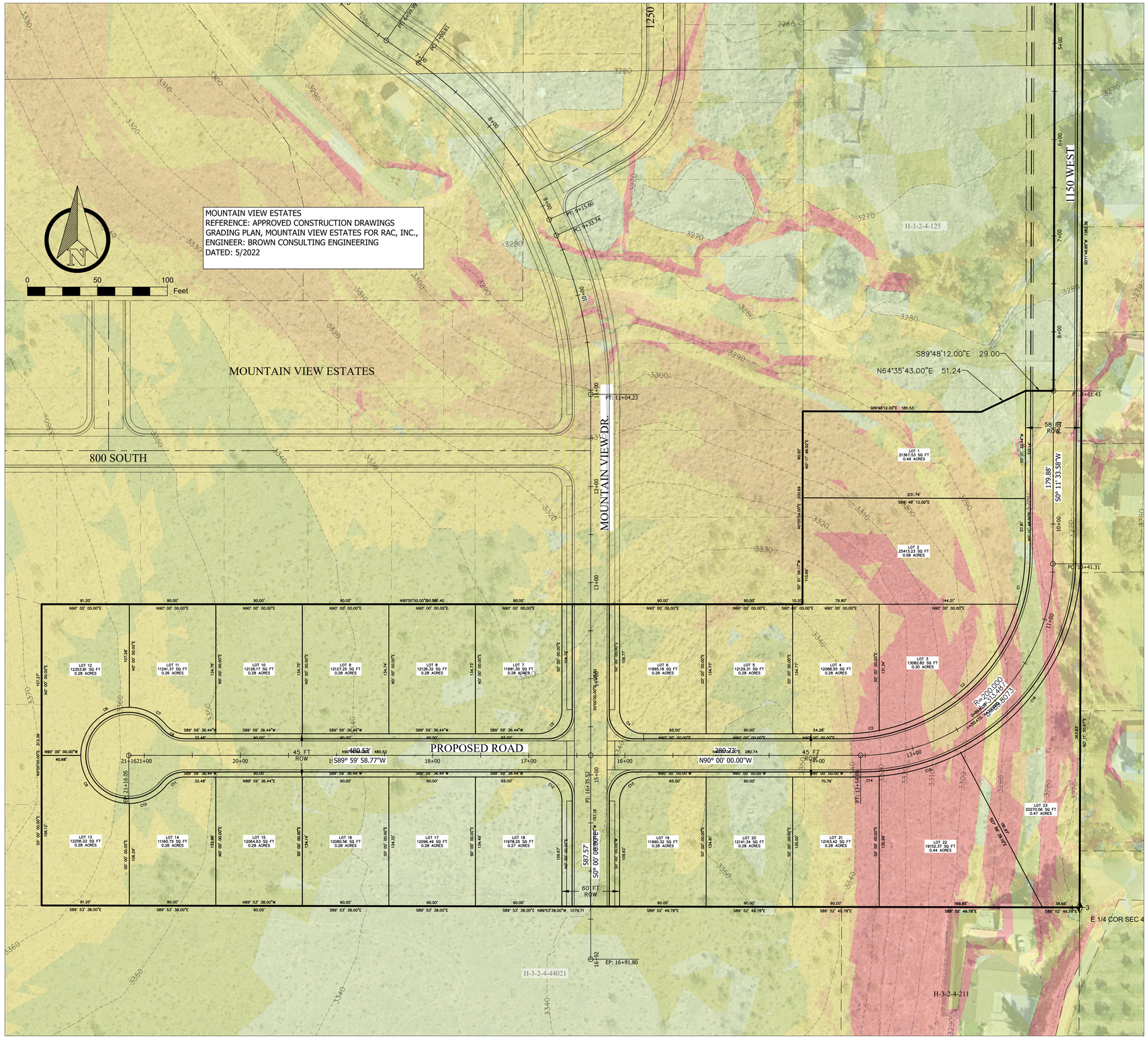
PROFESSIONAL ENGINEER
No. 13231
TRACY L. ALLEN
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY TLA
DRAWN BY ___
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS
PRELIMINARY PLAT
KOLOB VIEWS SUBDIVISION
HURRICANE, UTAH

REV.	DATE	DESCRIPTION	BY

DATE 04/06/2023
SCALE 1 IN = 80 FT
PROJ. # 300-1468
PAGE # 1



NOTES

1. GRADING PLAN FOR MOUNTAIN VIEW ESTATES IS SHOWN FOR REFERENCE ONLY. REFERENCE OVERLAY FROM APPROVED CONSTRUCTION DRAWINGS, GRADING PLAN DATED 05-2022 AS DESIGNED BY BROWN CONSULTING ENGINEERS.
2. COLOR GRADATIONS REPRESENT AREAS THAT MEET HURRICANE CITY'S DEFINITION FOR SENSITIVE LANDS. CHANGE IN ELEVATION WHICH IS EQUAL TO OR GREATER THAN 10 % FOR A DISTANCE OF 100 FEET OR MORE ARE SHOWN. REFERENCE HURRICANE CITY ORDINANCE SEC. 10-24-2.
3. VERTICAL PROFILE FOR MOUNTAIN VIEW DR, AS PRESENTED AND APPROVED WITH MOUNTAIN VIEW ESTATES SUBDIVISION, TERMINATES AT THE NORTH PROPERTY LINE OF ZION VIEWS SUBDIVISION APPROXIMATELY 6 VERTICAL FEET BELOW EXISTING GRADE AND AN APPROACH GRADE OF 10%.
4. MAINTAINING THE ESTABLISHED GRADE FOR MOUNTAIN VIEW DRIVE RESULTS IN SIGNIFICANT IMPACTS ON TERRAIN LOCATED WITHIN THE SENSITIVE LANDS ZONE BETWEEN 1100 WEST AND MOUNTAIN VIEW DRIVE.
5. RIGHT-OF-WAY FOR 1150 WEST IS ESTABLISHED AT 58-FEET. WIDTH TRANSITIONS THROUGH THE HORIZONTAL CURVE TO A WIDTH OF 45-FEET.

PROPERTY CHARACTERISTICS

1. RATIO OF SLOPES GREATER THAN TEN PERCENT:

TOTAL PROPERTY AREA INCLUDING OWNED PROPERTY WITHIN THE 1100 WEST CORRIDOR	9.73 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 10%	4.57 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 20%	2.38 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 30%	1.25 ACRES

Slopes and Area Table for Project Site

Number	Minimum Slope	Maximum Slope	Color	Area (acre)
1	0.00%	5.00%		1.28
2	5.00%	10.00%		3.88
3	10.00%	20.00%		2.19
4	20.00%	30.00%		1.13
5	30.00%	260.91%		1.25

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

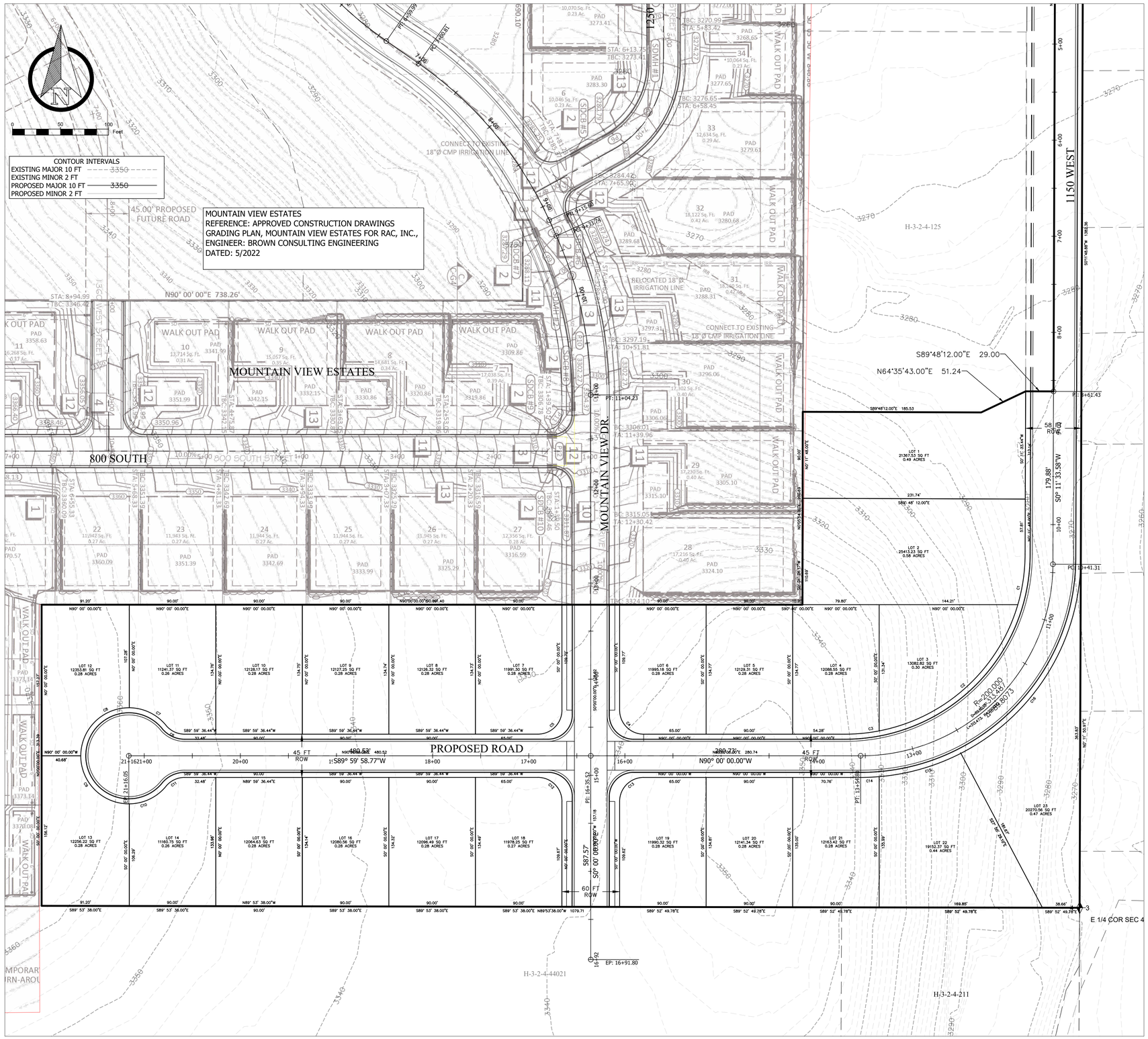
PROFESSIONAL ENGINEER No. 10235231 TRACY L ALLEN STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY TLA
DRAWN BY ___
CHECKED BY ___

INTERSTATE ROCK PRODUCTS
SENSITIVE LANDS MAP
KOLOB VIEWS SUBDIVISION
HURRICANE, UTAH

REV.	DATE	DESCRIPTION	BY

DATE 04/05/2023
SCALE 1 IN = 50 FT
PROJ. # 300-1468
PAGE # 2



INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY TLA
DRAWN BY ___
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS

GRADING PLAN

KOLOB VIEWS SUBDIVISION

HURRICANE, UTAH

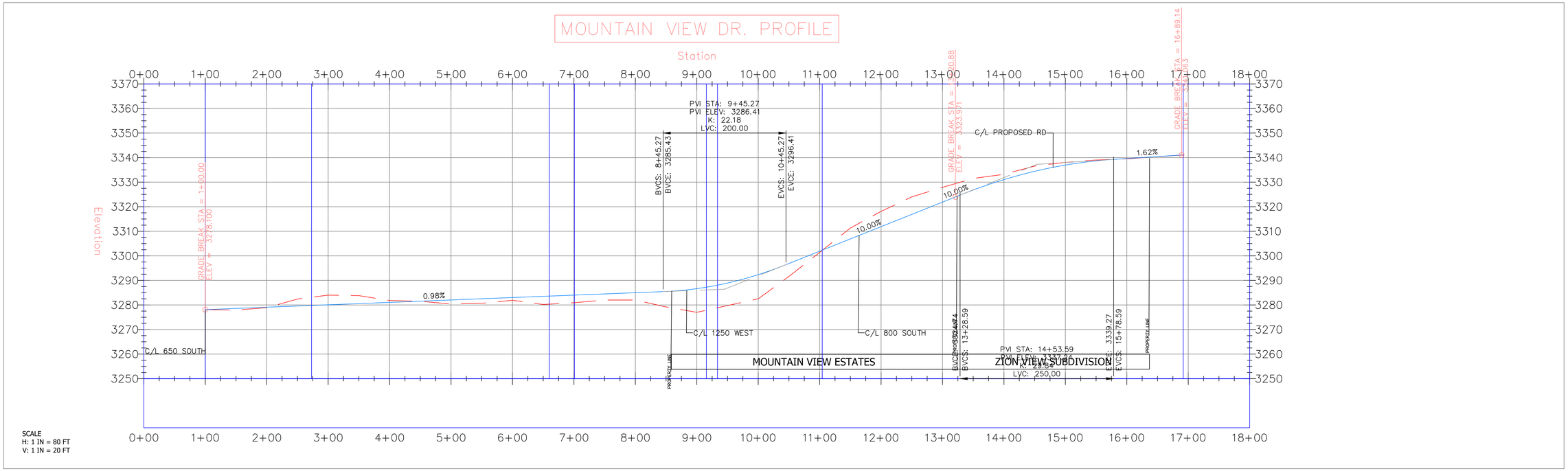
REV.	DATE	DESCRIPTION	BY

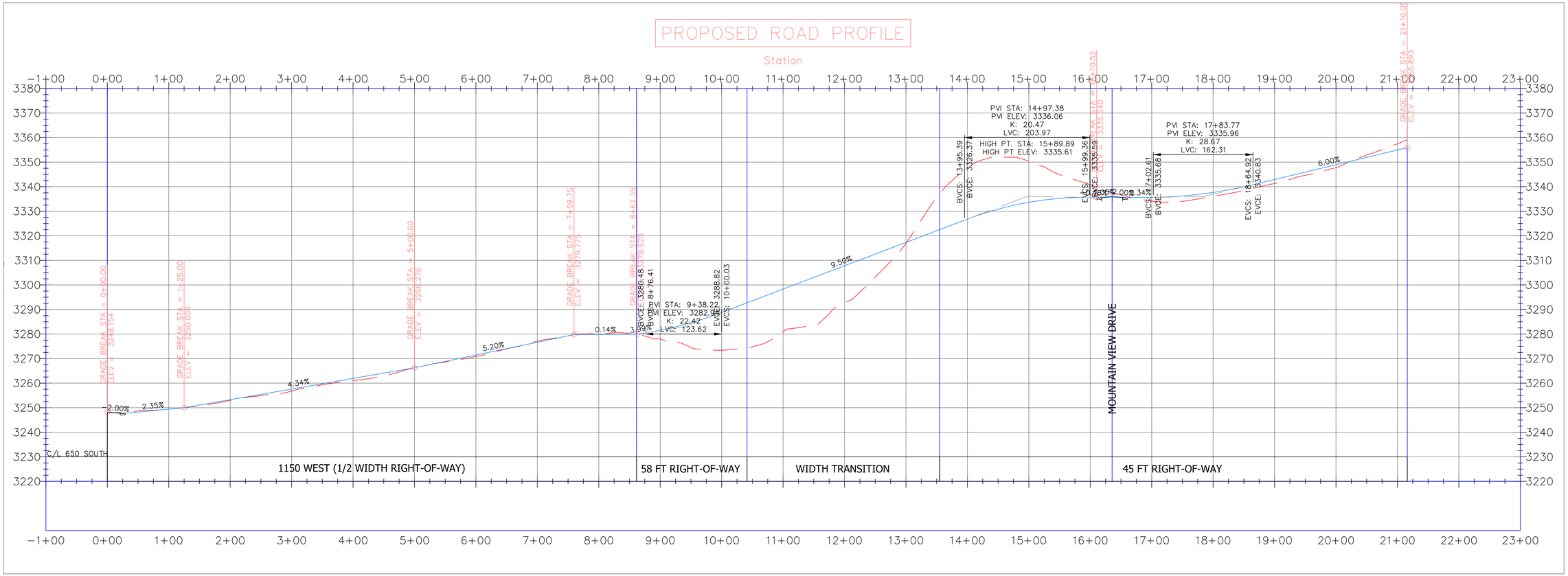
DATE 03/03/2023

SCALE 1 IN = 50 FT

PROJ. # 300-1468

PAGE # 2





INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
No. 269231
TRACY S. ALLEN
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY TLA
DRAWN BY ___
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS

ROAD PROFILES

KOLOB VIEWS SUBDIVISION

HURRICANE, UTAH

REV.	DATE	DESCRIPTION	BY

DATE 04/06/2023

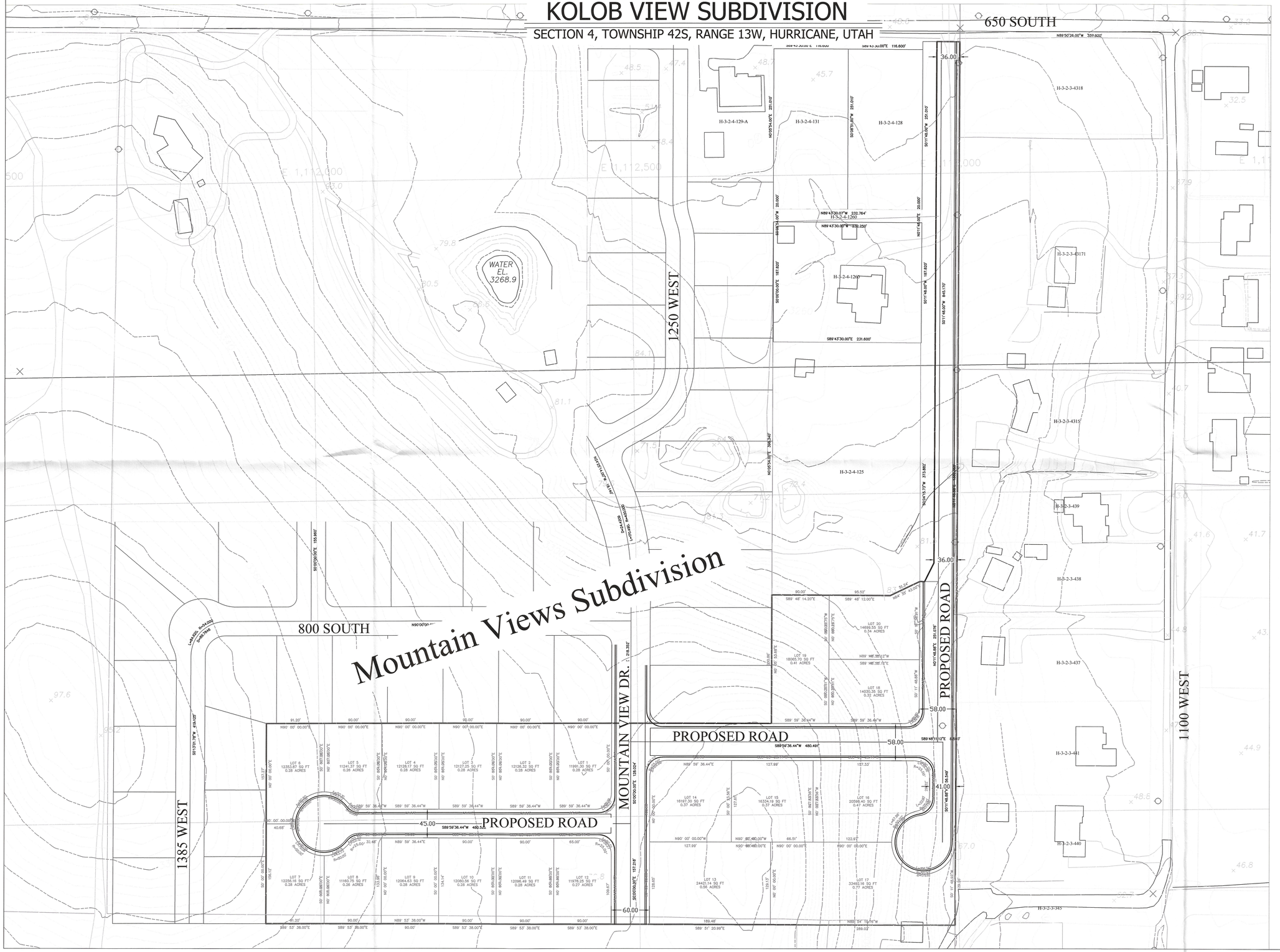
SCALE 1 IN = 40 FT

PROJ. # 300-1468

PAGE # 3

PRELIMINARY PLAT:
KOLOB VIEW SUBDIVISION

SECTION 4, TOWNSHIP 42S, RANGE 13W, HURRICANE, UTAH



N
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LEGEND

DEFINITION	EXISTING
SURVEY MONUMENTS	
SECTION CORNER AS NOTED	
CLASS I MONUMENT	
CLASS II MONUMENT	
PROPERTY CORNER	
HARDSCAPES/MISC.	
ASPHALT	
CONCRETE	
HISTORIC AREA / DND	
ADA RAMP	
WATERWAY	
30" CURB & GUTTER	
STREET LIGHT	SL-BOX
COMMUNICATION BOX & PEDISTAL	COM-BOX
POWER VAULT & TRANSFORMER	VAULT / TF-08KVA

SITE INFORMATION:

CURRENT ZONE: R1-10
TOTAL AREA: 9.87 ACRES
RESIDENTIAL UNITS: 20

TOTAL RESIDENTIAL UNITS AREA: 6.92 ACRES
PERCENT: 70.11%

AVERAGE RESIDENTIAL LOT SIZE: .35 ACRES
DENSITY: 2 (UNITS/ACRE)

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY CDS
DRAWN BY CDS
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS, INC.
PRELIMINARY PLAT
KOLOB VIEW SUBDIVISION
850 SOUTH 1300 WEST HURRICANE UTAH

REV.	DATE	DESCRIPTION	BY

DATE 10/3/2022
SCALE 1"=70'
PROJ. # 3000-1468
PAGE # C2.0

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

Variance to Park Model Definition
Canyon Villas

For office use only: $500.00 Fee
File No. 2023-ZC-12
Receipt No. 8-168474

Name: Sunwood Homes of Southern Utah Inc Telephone: 435-705-0831

Address: 1791 Nuteam Cir, Washington, UT 84780 Fax No.

Email: james@sunwoodhomes.com Agent Email: bwalker@civilscience.com

Agent (If Applicable): James Jessop Telephone: 435-705-0831

Address/Location of Subject Property: 2800 West

Tax ID of Subject Property: H-3-1-32-44071 Existing Zone District: MHRV

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Requesting a variance to the definition of Park Model as defined by City Code limiting the size to 400 SF without an issuance of "room additions" by building permit. The approved 180 units and density remains the same.

Submittal Requirements: The zone change application shall provide the following:

X a. The name and address of every person or company the applicant represents.
X b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning.
X f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: Application Complete: YES ___ NO ___

Date application deemed to be complete: Completion determination made by:

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF) Washington

I (we), James Jessop & Royce Jessop, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

James Jessop
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3 day of May 2023.

(Notary Public)

Residing in: La Verkin, UT

My Commission Expires: 4-11-2024

JASON EHLERS
Notary Public State of Utah
My Commission Expires on:
April 11, 2024
Comm. Number: 711352

Agent Authorization

I (we), James Jessop & Royce Jessop, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) James Jessop to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

James Jessop
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3 day of May 2023.

(Notary Public)

Residing in: La Verkin, UT

My Commission Expires: 4-11-2024

JASON EHLERS
Notary Public State of Utah
My Commission Expires on:
April 11, 2024
Comm. Number: 711352

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington)

I (we), S. Bret Howcroft & Stephen E. Howcroft, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

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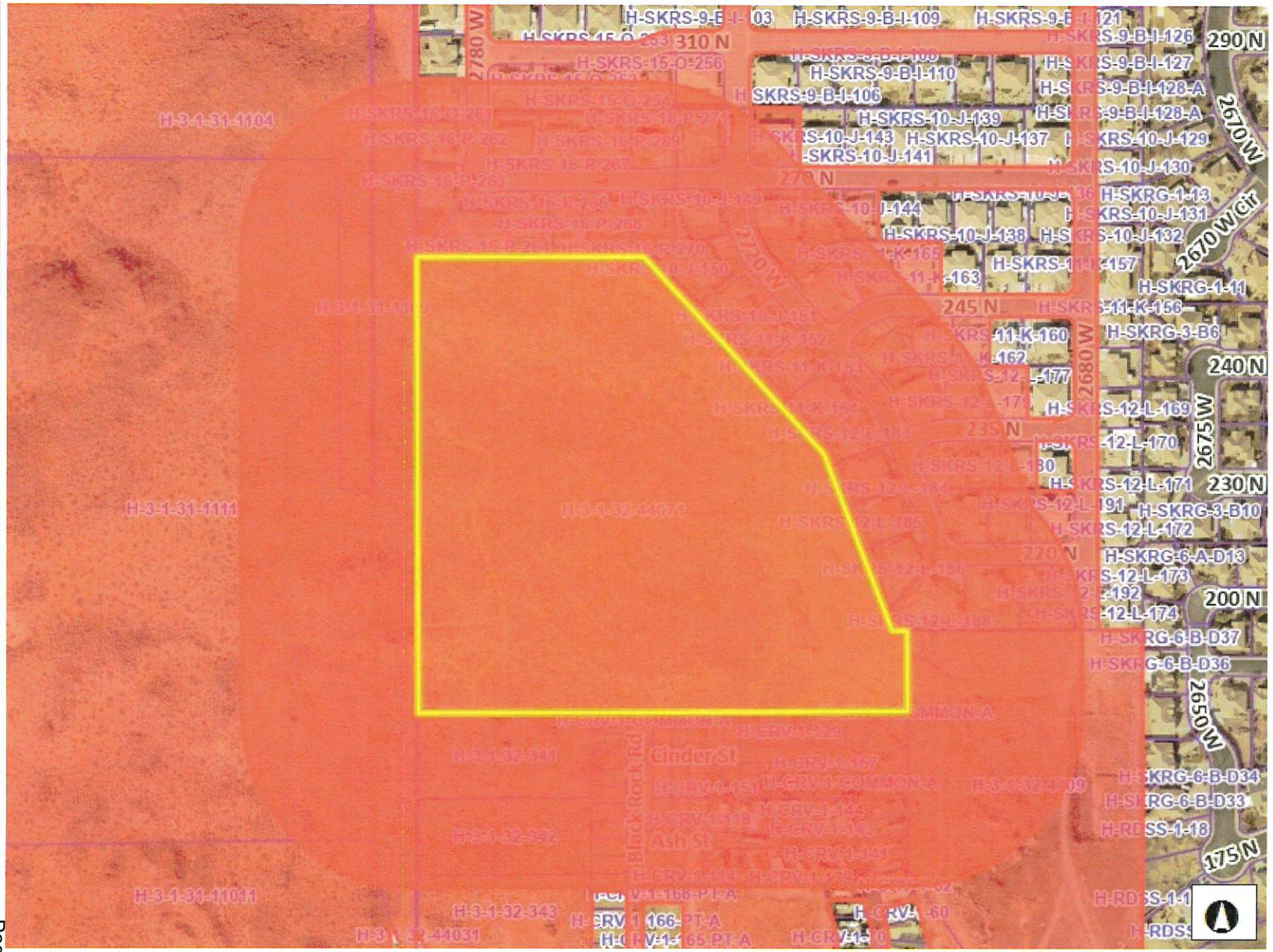
JASON EHLERS
Notary Public State of Utah
My Commission Expires on:
April 11, 2024
Comm. Number: 711352

TAX_ID	NAME	ADDRESS	CITY	STATE	ZIP
H-CRV-1-144	AINSLIE MICHAEL ANTHONY	144 ASH ST	HURRICANE	UT	84737
H-CRV-1-146	ANDERSON SALLY C TR	146 ASH ST	HURRICANE	UT	84737
H-CRV-1-135	ANDREWS KATHY	135 ASH ST	HURRICANE	UT	84737
H-SKRS-12-L-184	ARNOLD GREGORY E & SHELLEY R	233 N 2720 W	HURRICANE	UT	84737
H-SKRS-9-B-I-102	BARBER ROBERT E TR, BARBER MARGARET R TR	2729 W 310 N	HURRICANE	UT	84737
H-SKRS-12-L-177	BARNES JOHN W & RAYLEEN H TRS	2696 W 235 N	HURRICANE	UT	84737
H-CRV-1-133	BEAVERTAIL INC	4732 HWY 34	WAYAN	ID	83285
H-SKRS-12-L-180	BLACK DIAMOND RENTALS LLC	2150 N CENTER ST	LEHI	UT	84043-5429
H-SKRS-12-L-191	BOWLING BRENT & DIANE D TRS	2686 W 220 N	HURRICANE	UT	84737
H-SKRS-11-K-165	BRIGGS MELVIN S & CLAUDIA G TRS	2710 W 245 N	HURRICANE	UT	84737
H-CRV-1-149	BULLOCK LOUANA & TAMRA	3657 S SUMMERTIME PL	WEST VALLEY CITY	UT	84120
H-CRV-1-COMMON-PT-A	CANYONS RV HOMEOWNERS ASSN	1240 E 100 S # 10	SAINT GEORGE	UT	84770
H-SKRS-12-L-186	CHRISTIANSEN ERIC C TR, CHRISTIANSEN LORI K TR	221 N 2720 W	HURRICANE	UT	84737
H-SKRS-11-K-166	CLINE ROBERT M & PAMELA S TRS	2713 W 245 N	HURRICANE	UT	84737
H-SKRS-12-L-190	CORDON PAMELA A & BRENT	4893 S 6300 W	HOOPER	UT	84315
H-CRV-1-141	DEUEL GEORGE B	141 ASH ST	HURRICANE	UT	84737-3439
H-SKRS-16-P-263	EARLY MARK TR, EARLY CATHERINE L TR	271 N 2780 W	HURRICANE	UT	84737
H-SKRS-11-K-162	EBERLINE LOREN LEE & RITA A TRS	2110 HWY 91 S	DILLON	MT	59725
H-SKRS-16-P-270	EDWARDS THERALD & LOUETTA	2749 W 270 N	HURRICANE	UT	84737
H-CRV-1-148	ELDREDGE DAVID G, ELDREDGE LINDA L	10842 S MEADOW RIVER CIR	SANDY	UT	84070
H-SKRS-10-J-151	ERICKSON TARA DOLORES	257 N 2720 W	HURRICANE	UT	84737
H-CRV-1-63	FACER LLOYD H & JERRY R TRS	1000 CANYON RD	SMITHFIELD	UT	84335-1014
H-SKRS-12-L-192	FRONKO STEVEN J, FRONKO SHERRI S	PO BOX 734	HURRICANE	UT	84737-0734
H-CRV-1-65	GARDNER BRENT & RHONDA TRS	1404 EASTPOINT DR	SANDY	UT	84092
H-SKRS-12-L-183	GARDNER ROBERT & MICHELLE	237 N 2720 W	HURRICANE	UT	84737
H-CRV-1-130	GRAYS LAKE LAND & CATTLE INC	4732 HWY 34	WAYAN	ID	83285
H-SKRS-16-P-269	GUTHRIE BRET & DEBBIE	2750 W 270 N	HURRICANE	UT	84737
H-SKRS-16-P-272	HAMM TERRY E & KRISTIN D	2739 W 270 N	HURRICANE	UT	84737
H-SKRS-11-K-163	HEINER MARK G & MARILYN C	2704 W 245 N	HURRICANE	UT	84737
H-3-1-32-341	HILL SCOTT C & CAROL S	876 HIGH COUNTRY DR	OREM	UT	84097
H-SKRS-10-J-149	HODGE ROBERT J & LINDA D TRS	2729 W 270 N	HURRICANE	UT	84737
H-3-1-31-1109	HURRICANE CITY	147 N 870 W	HURRICANE	UT	84737-1671
H-CRV-1-143	JAB PROPERTIES LLC	595 N 1300 E	SAINT GEORGE	UT	84770
H-CRV-1-61	JACKSON GEORGE R & HELEN W TRS	2264 COUNTRYSIDE LANE	WEST JORDAN	UT	84084-2021
H-CRV-1-136	JACOBSON DAVID, JACOBSON JULIE	PO BOX 548	ASHTON	ID	83420
H-CRV-1-139	JENSEN JACK & CINDRA	1537 S 2950 W	VERNAL	UT	84078
H-CRV-1-62	JOHNSON GREG & DEBBIE	62 CINDER CIR	HURRICANE	UT	84737-3434
H-CRV-1-142	JOHNSON KEITH R & CONSTANCE M	4750 EVERGREEN AVE	WISCONSIN RAPIDS	WI	54494-8304
H-SKRS-11-K-154	JONES CHRISTINE M	91 DENNIS RD	OSWEGO	NY	13126
H-CRV-1-137	KELLER DOUGLAS A & VIRGINA J	137 ASH ST	HURRICANE	UT	84737
H-SKRS-10-J-147	KEMP JENNIFER LYNN	2728 W 270 N	HURRICANE	UT	84737
H-CRV-1-67	KIRK THOMAS D & CONNIE D	67 CINDER	HURRICANE	UT	84737
H-SKRS-12-L-178	KLEEN DARREL W & CAROL L TRS	2624 W 230 N	HURRICANE	UT	84737
H-SKRS-16-P-266	LANNERS PATRICIA K, LANNERS NICHOLAS PATRICK, LANNERS EMMA LEIGH	2771 W 270 N	HURRICANE	UT	84737
H-SKRS-10-J-145	LEFEVRE DAVID O & CRISTINE	2714 W 270 N	HURRICANE	UT	84737
H-SKRS-12-L-187	LITTLE PAUL B & PATSY W	2714 W 220	HURRICANE	UT	84737
H-SKRS-10-J-150	MEYERS DONALD G, YOUNG MARILLYN JEAN	261 N 2720 W	HURRICANE	UT	84737
H-3-1-31-1111	MIDDON LLC	1842 S 3430 E	SAINT GEORGE	UT	84790
H-SKRS-12-L-182	MILLER DONALD L TR	2713 W 235 N	HURRICANE	UT	84737
H-CRV-1-64	MOODY CALE E & REBECCA J	64 CINDER CIR	HURRICANE	UT	84737
H-SKRS-16-P-268	MORTENSEN DAVID, PROCHASKA ALICE	2759 W 270 N	HURRICANE	UT	84737
H-SKRS-16-P-265	NELSON BRIAN E & JANET L	2774 W 270 N	HURRICANE	UT	84737
H-SKRS-11-K-164	NIELSON KIM R & GAYLE R TRS	2703 W 245 N	HURRICANE	UT	84737
H-SKRS-10-J-148	NORTHCUTT JERRY K & BONNIE J TRS	2715 W 270 N	HURRICANE	UT	84737
H-SKRS-11-K-153	OWENS PHILLIP JOHN & EARLEEN S	247 N 2720 W	HURRICANE	UT	84737
H-SKRS-15-O-256	PALMER DANIEL & KIM	2739 W 310 N	HURRICANE	UT	84737
H-SKRS-15-O-252	PIEL DONALD DEAN & LINDA MARIE TRS	2761 W 310 N	HURRICANE	UT	84737
H-SKRS-16-P-262	RASMUSSEN RONALD V & DAUNA M, ROLLINS QUENTIN L & DEIDRE A	279 N 2780 W	HURRICANE	UT	84737
H-SKRS-16-P-267	RICHMOND KENNETH P & DEANNA	2762 W 270 N	HURRICANE	UT	84737
H-CRV-1-159	ROBINSON SCOTT & MARIE CAROLINE	66 CINDER ST	HURRICANE	UT	84737
H-SKRS-10-J-146	RODRIGUEZ-STOECKER ANA MARIA, WILLIAMSON ANDREW	2711 W 270 N	HURRICANE	UT	84737
H-SKRS-10-J-144	ROGALLE LOU	2705 W 270 N	HURRICANE	UT	84737
H-CRV-1-3	SCH PROPERTIES LLC	876 HIGH COUNTRY DR	OREM	UT	84097
H-3-1-31-11011	SCHNIPPEL MARK A TR, CHERSUS HOLDINGS LLC, WOOD WENDY R TR	PO BOX 777895	HENDERSON	NV	89077
H-SKRS-11-K-152	SCHOW BOYD L & LOIS E TRS	251 N 2720 W	HURRICANE	UT	84737
H-CRV-1-138	SEWELL RONALD E, SEWELL DIANA J	677 E 4625 S	OGDEN	UT	84403
H-SKRS-15-O-254	SHIPLEY RACHAEL & AUSTIN JAMES	2749 W 310 N	HURRICANE	UT	84737
H-3-1-32-44071	SUNWOOD HOMES OF SOUTHERN UTAH INC	1791 E NUTEAM CIR	WASHINGTON	UT	84780
H-3-1-31-1104	SWISS SEVEN LLC	590 E SAINT GEORGE BLVD	SAINT GEORGE	UT	84770
H-SKRS-16-P-264	TANNER CAROL A & CLELEN C	2779 W 270 N	HURRICANE	UT	84737
H-CRV-1-145	TERRY TIFFANY	3276 E RED CEDAR DR	SAINT GEORGE	UT	84790
H-SKRS-12-L-189	THOMAS ROBERT	2702 W 220 N	HURRICANE	UT	84737
H-SKRS-15-O-261	THOMPSON RICHARD & CRYSTAL TRS	2578 W 225 N	HURRICANE	UT	84737
H-3-1-32-44021	UTAH DEPT OF TRANSPORTATION	4501 S 2700 W	SALT LAKE CITY	UT	84114
H-3-1-32-4409	VE MGMT & INVESTMENT CO LC	1240 E 100 S STE 12	SAINT GEORGE	UT	84790
H-SKRS-12-L-179	WAGNER KENNETH A, WAGNER SHARLYN D	2706 W 235 N	HURRICANE	UT	84737
H-CRV-1-140	WEAVER RICHARD AKA RICK & SUSAN E TRS	2960 SILVER CREEK RD LOT # 1	BULLHEAD CITY	AZ	86442
H-SKRS-12-L-188	WEST DAVID JAMES TR, WEST MARYJANE TR	PO BOX 477	SPRINGDALE	UT	84767
H-CRV-1-114	WESTERN COMMERCIAL REAL ESTATE PLLC	1400 CHAPEL ST # 596	SANTA CLARA	UT	84765
H-CRV-1-168-PT-A	WESTERN COMMERCIAL REAL ESTATE PLLC	3452 SAGEBRUSH DR	SANTA CLARA	UT	84765
H-SKRS-15-O-250	WILCOX DOUGLAS LEON & GRACIE TOME	2773 W 310 N	HURRICANE	UT	84737
H-SKRS-12-L-185	WILLIAMS FREDERICK J TR, WILLIAMS INGRID E TR	227 N 2720 W	HURRICANE	UT	84737
H-CRV-1-147	WILSON JOHN CLYDE TR	1715 W TETON BLVD	GREEN RIVER	WY	82935
H-SKRS-11-K-167	WINSLOW REBECCA L TR	2714 W 245 N	HURRICANE	UT	84737
H-SKRS-16-P-271	WOOD KRISCHELLE RAE & MITCHELL LAMEN	2738 W 270 N	HURRICANE	UT	84737
H-SKRS-12-L-181	YERGENSEN PHILIP E & JANICE E	2714 W 235 N	HURRICANE	UT	84737

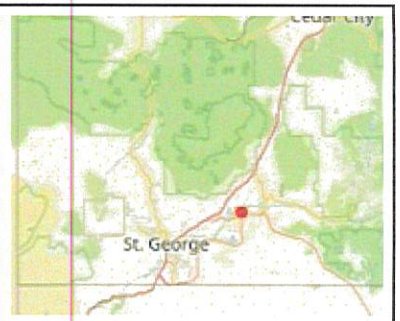
Zoning Variance



752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Canyon Villas
350' Radius
5/03/2023

JENSEN JACK & CINDRA
H-CRV-1-139
1537 S 2950 W
VERNAL, UT 84078

MEYERS DONALD G, ET AL
H-SKRS-10-J-150
261 N 2720 W
HURRICANE, UT 84737

WILSON JOHN CLYDE TR
H-CRV-1-147
1715 W TETON BLVD
GREEN RIVER, WY 82935

FACER LLOYD H & JERRY R TRS
H-CRV-1-63
1000 CANYON RD
SMITHFIELD, UT 84335-1014

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-168-PT-A
3452 SAGEBRUSH DR
SANTA CLARA, UT 84765

KEMP JENNIFER LYNN
H-SKRS-10-J-147
2728 W 270 N
HURRICANE, UT 84737

SWISS SEVEN LLC
H-3-1-31-1104
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

NELSON BRIAN E & JANET L
H-SKRS-16-P-265
2774 W 270 N
HURRICANE, UT 84737

HURRICANE CITY
H-3-1-31-1109
147 N 870 W
HURRICANE, UT 84737-1671

CANYONS RV HOMEOWNERS ASSOCIATION
H-CRV-1-COMMON-A
1240 E 100 S # 10
SAINT GEORGE, UT 84770

CANYONS RV HOMEOWNERS ASSOCIATION
H-CRV-1-COMMON-A
1240 E 100 S # 10
SAINT GEORGE, UT 84770

GARDNER BRENT & RHONDA TRS
H-CRV-1-65
1404 EASTPOINT DR
SANDY, UT 84092

SUNWOOD HOMES OF SOUTHERN UTAH INC
H-3-1-32-44071
1791 E NUTEAM CIR
WASHINGTON, UT 84780

BEAVERTAIL INC
H-CRV-1-134
4732 HWY 34
WAYAN, ID 83285

BARBER ROBERT E TR, ET AL
H-SKRS-9-B-I-102
2729 W 310 N
HURRICANE, UT 84737

WEAVER RICHARD AKA RICK & SUSAN E TRS
H-CRV-1-140
2960 SILVER CREEK RD LOT # 1
BULLHEAD CITY, AZ 86442

EARLY MARK TR, ET AL
H-SKRS-16-P-263
271 N 2780 W
HURRICANE, UT 84737

EBERLINE LOREN LEE & RITA A TRS
H-SKRS-11-K-162
2110 HWY 91 S
DILLON, MT 59725

ROBINSON SCOTT & MARIE CAROLINE
H-CRV-1-159
66 CINDER ST
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-151
4732 HWY 34
WAYAN, ID 83285

SCHOW BOYD L & LOIS E TRS
H-SKRS-11-K-152
251 N 2720 W
HURRICANE, UT 84737

SCH PROPERTIES LLC
H-CRV-1-4
876 HIGH COUNTRY DR
OREM, UT 84097

WAGNER KENNETH A, ET AL
H-SKRS-12-L-179
2706 W 235 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-118
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

JOHNSON KEITH R & CONSTANCE M
H-CRV-1-142
4750 EVERGREEN AVE
WISCONSIN RAPIDS, WI 54494-8304

KELLER DOUGLAS A & VIRGINA J
H-CRV-1-137
137 ASH ST
HURRICANE, UT 84737

BOWLING BRENT & DIANE D TRS
H-SKRS-12-L-191
2686 W 220 N
HURRICANE, UT 84737

ROGALLE LOU
H-SKRS-10-J-144
2705 W 270 N
HURRICANE, UT 84737

PIEL DONALD DEAN & LINDA MARIE TRS
H-SKRS-15-O-252
2761 W 310 N
HURRICANE, UT 84737

MORTENSEN DAVID, ET AL
H-SKRS-16-P-268
2759 W 270 N
HURRICANE, UT 84737

LANNERS PATRICIA K, ET AL
H-SKRS-16-P-266
2771 W 270 N
HURRICANE, UT 84737

SCH PROPERTIES LLC
H-CRV-1-3
876 HIGH COUNTRY DR
OREM, UT 84097

SCH PROPERTIES LLC
H-CRV-1-2
876 HIGH COUNTRY DR
OREM, UT 84097

SHIPLEY RACHAEL & AUSTIN JAMES
H-SKRS-15-O-254
2749 W 310 N
HURRICANE, UT 84737

AINSLIE MICHAEL ANTHONY
H-CRV-1-144
144 ASH ST
HURRICANE, UT 84737

GUTHRIE BRET & DEBBIE
H-SKRS-16-P-269
2750 W 270 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC, E
H-3-1-32-343
1400 CHAPEL ST UNIT 596
SANTA CLARA, UT 84765-7023

JAB PROPERTIES LLC
H-CRV-1-143
595 N 1300 E
SAINT GEORGE, UT 84770

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-130
4732 HWY 34
WAYAN, ID 83285

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-116
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

CANYONS RV HOMEOWNERS ASSOCIATION
H-CRV-1-COMMON-A
1240 E 100 S # 10
SAINT GEORGE, UT 84770

BEAVERTAIL INC
H-CRV-1-152
4732 HWY 34
WAYAN, ID 83285

WEST DAVID JAMES TR, ET AL
H-SKRS-12-L-188
PO BOX 477
SPRINGDALE, UT 84767

NIELSON KIM R & GAYLE R TRS
H-SKRS-11-K-164
2703 W 245 N
HURRICANE, UT 84737

RODRIGUEZ-STOECKER ANA MARIA, ET AL
H-SKRS-10-J-146
2711 W 270 N
HURRICANE, UT 84737

JONES CHRISTINE M
H-SKRS-11-K-154
91 DENNIS RD
OSWEGO, NY 13126

BEAVERTAIL INC
H-CRV-1-125
4732 HWY 34
WAYAN, ID 83285

LITTLE PAUL B & PATSY W
H-SKRS-12-L-187
2714 W 220
HURRICANE, UT 84737

WOOD KRISCHELLE RAE & MITCHELL LAMEN
H-SKRS-16-P-271
2738 W 270 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-121
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

SCH PROPERTIES LLC
H-CRV-1-1
876 HIGH COUNTRY DR
OREM, UT 84097

KLEEN DARREL W & CAROL L TRS
H-SKRS-12-L-178
2624 W 230 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-114
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

UTAH DEPT OF TRANSPORTATION
H-3-1-32-44021
4501 S 2700 W
SALT LAKE CITY, UT 84114

GARDNER ROBERT & MICHELLE
H-SKRS-12-L-183
237 N 2720 W
HURRICANE, UT 84737

TANNER CAROL A & CLELEN C
H-SKRS-16-P-264
2779 W 270 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-123
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

HAMM TERRY E & KRISTIN D
H-SKRS-16-P-272
2739 W 270 N
HURRICANE, UT 84737

ELDREDGE DAVID G, ET AL
H-CRV-1-148
10842 S MEADOW RIVER CIR
SANDY, UT 84070

BULLOCK LOUANA & TAMRA
H-CRV-1-149
3657 S SUMMERTIME PL
WEST VALLEY CITY, UT 84120

BEAVERTAIL INC
H-CRV-1-133
4732 HWY 34
WAYAN, ID 83285

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-10
3452 SAGEBRUSH DR
SANTA CLARA, UT 84765

RICHMOND KENNETH P & DEANNA
H-SKRS-16-P-267
2762 W 270 N
HURRICANE, UT 84737

KIRK THOMAS D & CONNIE D
H-CRV-1-67
67 CINDER
HURRICANE, UT 84737

ARNOLD GREGORY E & SHELLEY R
H-SKRS-12-L-184
233 N 2720 W
HURRICANE, UT 84737

DEUEL GEORGE B
H-CRV-1-141
141 ASH ST
HURRICANE, UT 84737-3439

WILCOX DOUGLAS LEON & GRACIE TOME
H-SKRS-15-O-250
2773 W 310 N
HURRICANE, UT 84737

ERICKSON TARA DOLORES
H-SKRS-10-J-151
257 N 2720 W
HURRICANE, UT 84737

JOHNSON GREG & DEBBIE
H-CRV-1-62
62 CINDER CIR
HURRICANE, UT 84737-3434

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-115
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-126
4732 HWY 34
WAYAN, ID 83285

VE MGMT & INVESTMENT CO LC
H-3-1-32-4409
1240 E 100 S STE 12
SAINT GEORGE, UT 84790

HODGE ROBERT J & LINDA D TRS
H-SKRS-10-J-149
2729 W 270 N
HURRICANE, UT 84737

HILL SCOTT C & CAROL S
H-3-1-32-342
876 HIGH COUNTRY DR
OREM, UT 84097

ROBINSON SCOTT & MARIE CAROLINE
H-CRV-1-66
66 CINDER ST
HURRICANE, UT 84737

SCH PROPERTIES LLC
H-CRV-1-9
876 HIGH COUNTRY DR
OREM, UT 84097

ANDERSON SALLY C TR
H-CRV-1-146
146 ASH ST
HURRICANE, UT 84737

SCH PROPERTIES LLC
H-CRV-1-8
876 HIGH COUNTRY DR
OREM, UT 84097

MIDDON LLC
H-3-1-31-1111
1842 S 3430 E
SAINT GEORGE, UT 84790

BEAVERTAIL INC
H-CRV-1-155
4732 HWY 34
WAYAN, ID 83285

MOODY CALE E & REBECCA J
H-CRV-1-64
64 CINDER CIR
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-124
4732 HWY 34
WAYAN, ID 83285

JACOBSON DAVID, ET AL
H-CRV-1-136
PO BOX 548
ASHTON, ID 83420

SEWELL RONALD E, ET AL
H-CRV-1-138
677 E 4625 S
OGDEN, UT 84403

BEAVERTAIL INC
H-CRV-1-158
4732 HWY 34
WAYAN, ID 83285

SCH PROPERTIES LLC
H-CRV-1-6
876 HIGH COUNTRY DR
OREM, UT 84097

NORTHCUTT JERRY K & BONNIE J TRS
H-SKRS-10-J-148
2715 W 270 N
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-156
4732 HWY 34
WAYAN, ID 83285

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-132
4732 HWY 34
WAYAN, ID 83285

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-129
4732 HWY 34
WAYAN, ID 83285

YERGENSEN PHILIP E & JANICE E
H-SKRS-12-L-181
2714 W 235 N
HURRICANE, UT 84737

CHRISTIANSEN ERIC C TR, ET AL
H-SKRS-12-L-186
221 N 2720 W
HURRICANE, UT 84737

OWENS PHILLIP JOHN & EARLEEN S
H-SKRS-11-K-153
247 N 2720 W
HURRICANE, UT 84737

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-127
4732 HWY 34
WAYAN, ID 83285

CLINE ROBERT M & PAMELA S TRS
H-SKRS-11-K-166
2713 W 245 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-120
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

BEAVERTAIL INC
H-CRV-1-153
4732 HWY 34
WAYAN, ID 83285

BARNES JOHN W & RAYLEEN H TRS
H-SKRS-12-L-177
2696 W 235 N
HURRICANE, UT 84737

WINSLOW REBECCA L TR
H-SKRS-11-K-167
2714 W 245 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-150
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

WILLIAMS FREDERICK J TR, ET AL
H-SKRS-12-L-185
227 N 2720 W
HURRICANE, UT 84737

THOMPSON RICHARD & CRYSTAL TRS
H-SKRS-15-O-261
2578 W 225 N
HURRICANE, UT 84737

BRIGGS MELVIN S & CLAUDIA G TRS
H-SKRS-11-K-165
2710 W 245 N
HURRICANE, UT 84737

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-122
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

THOMAS ROBERT
H-SKRS-12-L-189
2702 W 220 N
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-160
4732 HWY 34
WAYAN, ID 83285

CANYONS RV HOMEOWNERS ASSN
H-CRV-1-COMMON-PT-A
1240 E 100 S # 10
SAINT GEORGE, UT 84770

CANYONS RV HOMEOWNERS ASSOCIATION
H-CRV-1-COMMON-A
1240 E 100 S # 10
SAINT GEORGE, UT 84770

LEFEVRE DAVID O & CRISTINE
H-SKRS-10-J-145
2714 W 270 N
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-157
4732 HWY 34
WAYAN, ID 83285

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-117
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

TERRY TIFFANY
H-CRV-1-145
3276 E RED CEDAR DR
SAINT GEORGE, UT 84790

JACKSON GEORGE R & HELEN W TRS
H-CRV-1-61
2264 COUNTRYSIDE LANE
WEST JORDAN, UT 84084-2021

SCH PROPERTIES LLC
H-CRV-1-5
876 HIGH COUNTRY DR
OREM, UT 84097

SCH PROPERTIES LLC
H-CRV-1-7
876 HIGH COUNTRY DR
OREM, UT 84097

BLACK DIAMOND RENTALS LLC
H-SKRS-12-L-180
2150 N CENTER ST
LEHI, UT 84043-5429

MILLER DONALD L TR
H-SKRS-12-L-182
2713 W 235 N
HURRICANE, UT 84737

,

FRONKO STEVEN J, ET AL
H-SKRS-12-L-192
PO BOX 734
HURRICANE, UT 84737-0734

WESTERN COMMERCIAL REAL ESTATE PLLC
H-CRV-1-119
1400 CHAPEL ST # 596
SANTA CLARA, UT 84765

SCHNIPPEL MARK A TR, ET AL
H-3-1-31-11011
PO BOX 777895
HENDERSON, NV 89077

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-131
4732 HWY 34
WAYAN, ID 83285

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GRAYS LAKE LAND & CATTLE INC
H-CRV-1-128
4732 HWY 34
WAYAN, ID 83285

HILL SCOTT C & CAROL S
H-3-1-32-341
876 HIGH COUNTRY DR
OREM, UT 84097

PALMER DANIEL & KIM
H-SKRS-15-O-256
2739 W 310 N
HURRICANE, UT 84737

BEAVERTAIL INC
H-CRV-1-154
4732 HWY 34
WAYAN, ID 83285

,

,

EDWARDS THERALD & LOUETTA
H-SKRS-16-P-270
2749 W 270 N
HURRICANE, UT 84737

CORDON PAMELA A & BRENT
H-SKRS-12-L-190
4893 S 6300 W
HOOPER, UT 84315

ANDREWS KATHY
H-CRV-1-135
135 ASH ST
HURRICANE, UT 84737

RASMUSSEN RONALD V & DAUNA M, ET AL
H-SKRS-16-P-262
279 N 2780 W
HURRICANE, UT 84737

HEINER MARK G & MARILYN C
H-SKRS-11-K-163
2704 W 245 N
HURRICANE, UT 84737

,

DOC ID 20220031041

Corrected Warranty Page 1 of 3
Gary Christensen Washington County Recorder
06/14/2022 03:12:02 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
440 SOUTH NICHOLS PEAK ROAD
WASHINGTON, UT 84780

GT TITLE
File No. W49958T

Property Reference Information:
Tax Parcel No(s).: **H-3-1-32-44071**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), HURRICANE, UT 84737

CORRECTIVE

WARRANTY DEED

2770 W. STATE STREET, LLC, a Utah limited liability company, ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SUNWOOD HOMES OF SOUTHERN UTAH, INC, a Utah Corporation, ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

****THE HEREIN DEED IS BEING RECORDED TO CORRECT A TYPO IN THE NAME OF THE GRANTOR IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 13TH, 2022 AS DOC I.D. NUMBER 20220030605 AND IN THAT CERTAIN CORRECTED WARRANTY DEED RECORDED JUNE 13TH AS DOC ID 20220030845, AS WELL AS CORRECT THE GRANTEE NAME IN THAT CERTAIN CORRECTED WARRANTY DEED RECORDED JUNE 13TH AS DOC ID 20220030845 ****

Unofficial Copy

Unofficial Copy

Information for reference purposes:
GT Title File No.: **W49958T**
Tax Parcel No(s).: **H-3-1-32-44071**
Property Address(es) (if any):
(ADDRESS UNASSIGNED), HURRICANE, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 14th day of **JUNE, 2022**.

2770 W. STATE STREET, LLC a Utah limited liability company

By: Paul N. Farthing
PAUL N. FARTHING
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Washington)

On this 14th day of **June, 2022**, personally appeared before me **PAUL N. FARTHING**, who stated that he/she is the **Manager of 2770 W. STATE STREET, LLC a Utah limited liability company**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

KENDRA LONGMAN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 718278
COMM. EXP. 06-26-2025

ORDER NUMBER: W49958T

EXHIBIT "A"

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2800 WEST STREET (DEDICATED AS 2720 WEST STREET), OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00*04'34" EAST 2392.73 FEET ALONG THE SECTION LINE AND SOUTH 89*55'26" EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89*55'26" EAST 980.22 FEET; THENCE NORTH 00*04'34" EAST 334.37 FEET; THENCE NORTH 89*57'58" WEST 31.94 FEET; THENCE NORTH 20*48'53" WEST 380.09 FEET; THENCE NORTH 42*05'05" WEST 532.81 FEET; THENCE NORTH 89*55'26" WEST 455.55 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 00*02'47" WEST 836.78 FEET; THENCE SOUTH 00*04'34" WEST 247.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 2800 WEST STREET (DEDICATED AS 2720 WEST STREET), OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00*04'34" EAST 2392.73 FEET ALONG THE SECTION LINE AND SOUTH 89*55'26" EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 00*04'34" EAST 172.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89*55'26" EAST 980.22 FEET; THENCE SOUTH 00*04'34" WEST 172.00 FEET; THENCE NORTH 89*55'26" WEST 980.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT S 0°52'28" W 1799.97 FEET ALONG THE WEST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 89°05'17" E 50.00 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 32, SAID POINT BEING THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150014149, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 89°05'17" E 5.00 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE S 0°52'37" W 912.56 FEET, TO A POINT ON THE NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20180038461, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 89°05'45" W 5.00 FEET ALONG SAID NORTH LINE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF 2720 WEST STREET, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 0°52'37" E 912.56 FEET ALONG SAID LINE, TO POINT OF BEGINNING.

(For Reference Purposes Only Tax ID No.: H-3-1-32-44071)

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

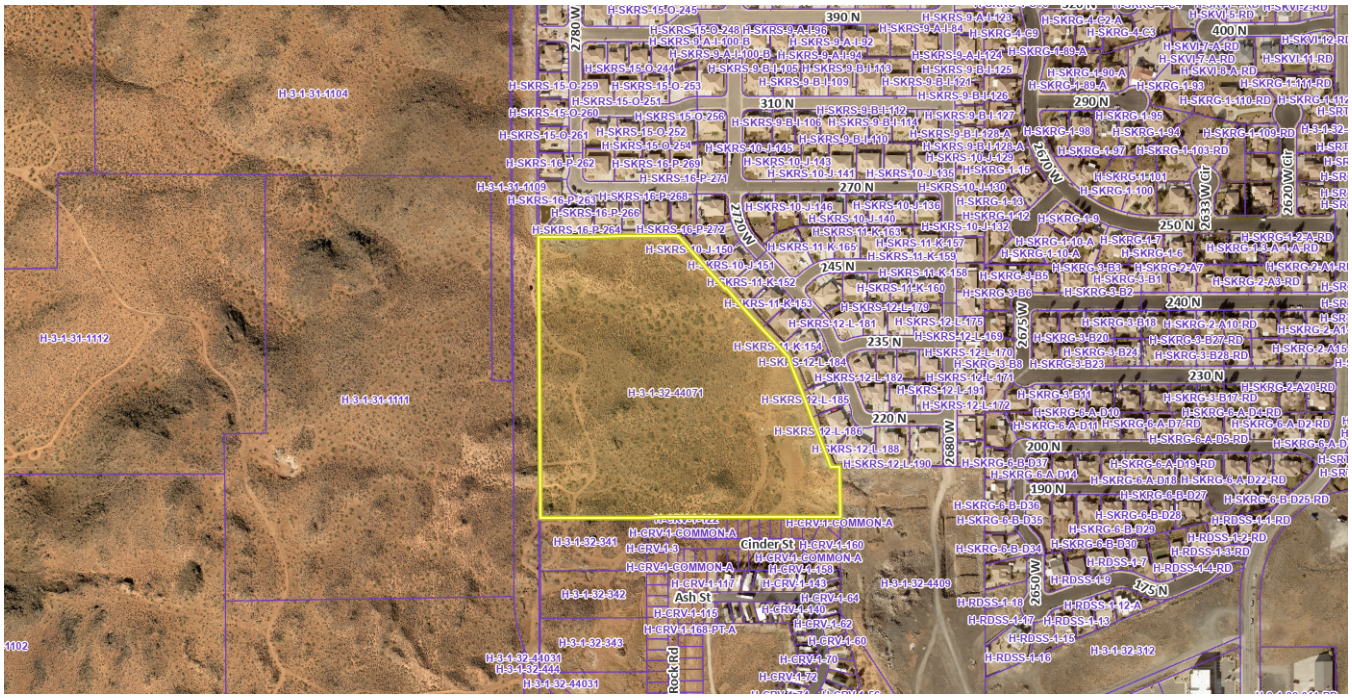
Agenda Date:	**05/25/2023**
Application Number:	2023-ZC-12
Type of Application:	Zone Change (PDO Amendment)
Action Type:	Legislative
Applicant:	Sunwood Homes of Southern Utah Inc
Agent:	James Jessop
Request:	A Zone Change to amend an existing PDO
Location:	250 N 2800 W
Zoning:	MHRV PDO
General Plan Map:	Single Family

Discussion:
The applicant is proposing an amendment to the Canyons RV PDO to allow for larger park model units within the Canyons Villa (formerly Canyons del Sol). Hurricane City Code restricts the maximum size of a park model unit to 400 sq ft unless an addition is built with a building permit. Per HCC 10-23-6: *"Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter."* and HCC 10-23-7 states: *"Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval."*

The applicant also seeks to clarify the roadway requirements. Under the preliminary site plan application staff was concerned about lack of sidewalks. The applicant is proposing to put sidewalks behind and between the units, creating shared common open space with sidewalk connections within the community.

Canyons RV is an older development, first approved in the 1980s, that has gone through a series of different development proposals and zoning standards. Generally, at this point the Canyons is governed by the Mobile Home/Recreational Vehicle Park standards unless otherwise modified through the Planned Development Overlay.

	Zoning	Adjacent Land Use
North	R1-8 PDO	Single Family Homes (Sky Ridge)
East	MH/RV PDO, R1-8 PDO	Single Family Homes (Sky Ridge) and undeveloped property (undeveloped phases of Canyons RV)
South	MHRV PDO	Canyons RV (long term RV and park model use)
West	R1-8 PDO	Undeveloped property (future Paraiso development)



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan has this property mapped as Single Family, which it defines as:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The zoning for manufactured homes and park models is currently in place and has been for decades, however manufactured homes and park models do meet a broad definition of "single family home" and

MH/RV zone standards are contained within Hurricane single family residential standards in 10-13. Increasing the permitted size for park models would bring the unit closer in line with the typical size of a single family home

During the Moderate Income Housing Plan and other discussions about growth with the City Council and other city leaders a desire was expressed for new manufactured home communities that can provide an affordable option for people on a scale similar to single family homes. Under the City Code a park model development cannot be subdivided and will have to be entirely rentals.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Response: The larger unit sizes will make it broadly harmonious with the new units in the Canyons RV development.

3. Will the proposed amendment affect the adjacent property?

Response: Currently this area is separated by a large hill from the Sky Ridge development and from some undeveloped property from Canyons RV. Increasing the size of the units could increase the number of residents living in the development, however, most of the traffic impact of the development will be on 2800 W which is planned for this amount of development and the increase would most likely be minimal.

4. Are public facilities and services adequate to serve the subject property?

Response: See JUC comments below. There are some layout and utilities issues with the overall development that need to be worked out, but there were no comments on the request for larger units.

JUC Comments

Public Works: Water loop must accommodate no more than two hydrants out of service at one time. Second access
Power: Power will be installed on the west side of the property after a new power line is installed on the west side of 2800 W. If lots are changed, power may need to be redesigned.
Water: Plans will require a water line loop. If these lots will be privately owned meters will be required at each residence from an 8" line. If the subdivision remains as one owner water lines will need to be ductile iron
Streets: No comments
Sewer: Project owner has met with Ash Creek to discuss sewer options. Sewer will need to be pumped from the project to an existing line. Owner will need to obtain easements for off-site sewer connection.
Engineering: Pedestrian circulation isn't shown. Will this be a single lot subdivision? A plat seems easiest to convey easements and specify common areas. Second access is required with phase 1 because the number of units in phase 1 exceeds 30. The expected transition from private driveway to public street must be shown. It's expected that Canyon Villas will obtain an access and utility easement from the neighboring property to connect this street to a public street. 2680 W is the nearest public street. It

appears the nearest 8" water main to the south is in the intersection of 100 N and Black Rock Road. Utility and access easement from Canyons RV Resort required. It's likely the water main entering from 2800 W must be part of Hurricane City's network to appropriately serve this area. If so, the main must be ductile iron and protected by easement.
Fire: Need hydrant locations
Cable: Add Centurylink notes to construction drawings
Water Conservancy: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. Per HCC 10-3-4: *Park model trailer means a transportable dwelling unit built on a single chassis which:*
   a. In the traveling mode, is eight body feet or more in width and not more than 40 body feet in length, or when is erected on site, has a gross area of at least 320 square feet and less than 400 square feet;
   b. Is designed to be connected to utilities necessary for operation of installed fixtures and appliances; and
   c. Meets the standards set forth in ANSI A-119.5 or its successor.
2. It is important to note that the applicant could do the proposed development under a different subdivision standard within an MH/RV without a variation. This development could qualify as a manufactured home park. The key difference is using park model development standards greatly lowers the minimum lot size (from 4,000 to 1,000 sq. ft.) and allows about 45 additional units than what would be permitted. The applicant has a right to develop a park model development and would be entitled to the number of units shown. The applicant then could expand each unit with building permits after the park model was installed. The applicant is essentially asking to be able to install units above the 400 sq. ft. from the start, instead expanding each unit after being installed on site.
3. Roadways: the applicant has provided a 34' roadway cross-section they would also like to be approved. Hurricane Park Model Development roadway standards are as follows:

   a. *10-43-6 (C)(8) Roadway design. Accessways within a manufactured home park or recreational vehicle park or park model park shall conform to construction design standards and specifications adopted by the City, with a minimum width of 30 feet, unless modified by a planned development approved pursuant to chapter 23 of this title.*
   b. Staff has raised concerns about the lack of sidewalks in past designs. In order to address those concerns the applicant has provided a pedestrian connection plan with sidewalks located off the roadways and between buildings.
4. Short-term rentals are not permitted within MH/RV Zoning except for in RV Parks. Since this is a park model development, each unit would only be available for long-term rentals.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan

2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will have little to no effect on adjacent properties.
4. Public facilities are adequate.

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval of this amendment subject to staff and JUC comments.

Canyon Villas

A Sunwood Community Project
May 2, 2023

Canyon Villas

Hurricane, Utah

epg design
planning + landscape architecture
A Terracon COMPANY

David Harris
6949 S. High Tech Drive, Midvale UT, 84047
480-213-6534
dharris@epgllc.co

Bret Howcroft
Sunwood Homes of Southern Utah
801-556-8386
Bret@mysunwoodhomes.com

SUNWOOD HOMES

NATIVE/NATIVE ADAPTED LANDSCAPE

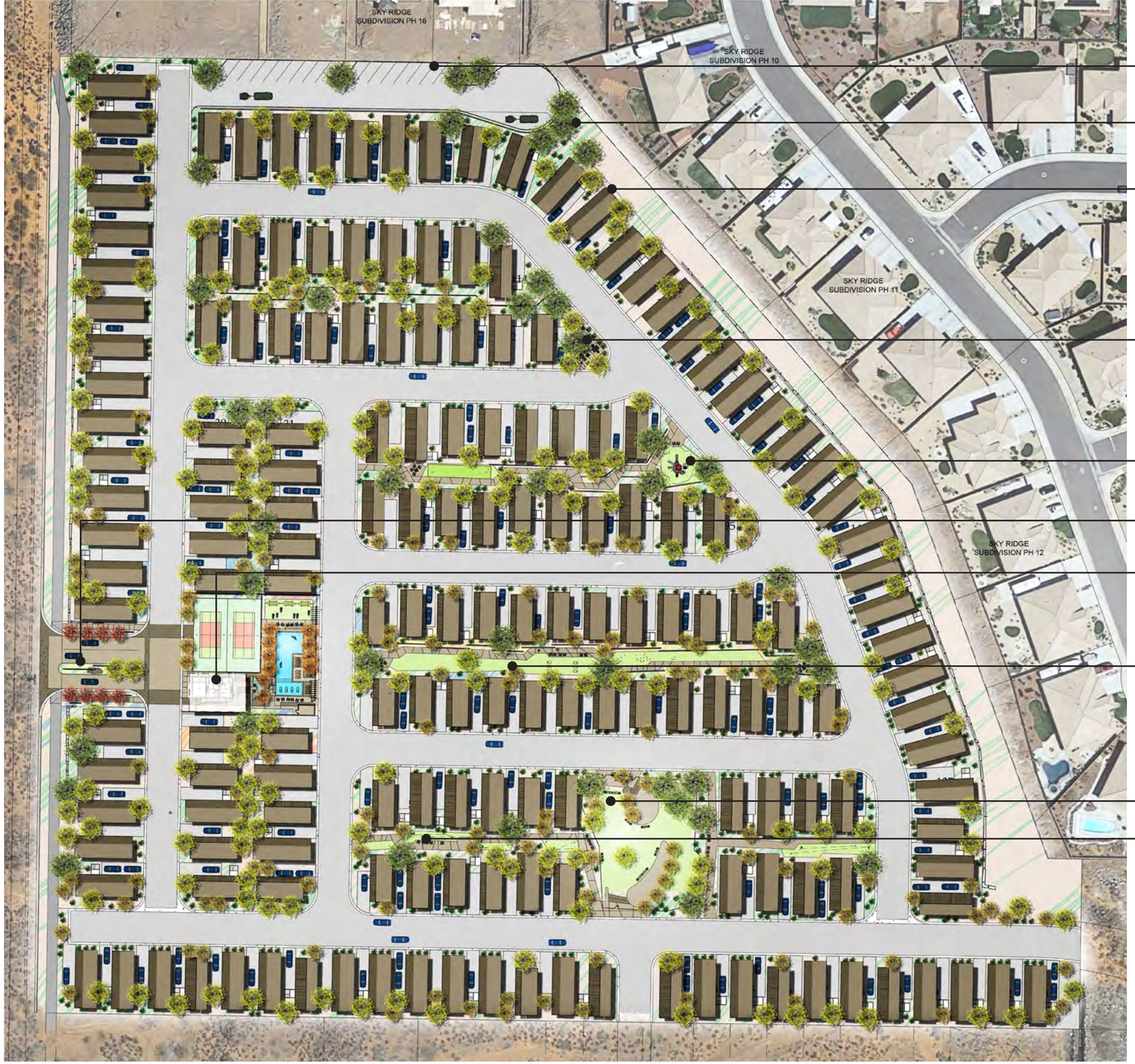
DECORATIVE SCREEN WALLS

AFFORDABLE MODERN HOMES

NATURAL ROCK WALLS

INSPIRATION

MODERN CANYON LANDSCAPE THEME



OVERFLOW PARKING

NATIVE/NATIVE ADAPTED LANDSCAPE

BOULDER RETAINING WALL

MULTI-USE ARTIFICIAL TURF PLAY AREA, SEATING AND PATH

SHADED OUTDOOR BBQ SEATING AREA

PASEO AREA PLAY STRUCTURE

CANYON DEL SOL ENTRY MONUMENT

OFFICE, REST ROOM, HOT TUB, POOL, PICKLE BALL COURTS

PASEO AREA AMENITIES, BAG TOSS, BOCCE BALL, FIRE PIT COMMUNITY AMENITIES

VERANDA DOG PARK AND RETENTION AREA

PASEO AREA PUTTING GREENS / MULTI-USE PATH

PREFABRICATED HOME SIZES

21X45
21X50
21X55

N

NOT DRAWN TO SCALE

ILLUSTRATIVE MASTER PLAN

10' WIDE EXISTING MULTI-USE PATH

5' MIN TO 8' MAX MULTI-USE PEDESTRIAN CONCRETE SIDEWALK

5' MIN TO 8' MAX MULTI-USE PEDESTRIAN CONCRETE SIDEWALK (TYP)

5' MIN TO 8' MAX MULTI-USE PEDESTRIAN CONCRETE SIDEWALK (TYP)

N

NOT DRAWN TO SCALE

PEDESTRIAN CIRCULATION PLAN

CUSTOM ENTRY MONUMENT

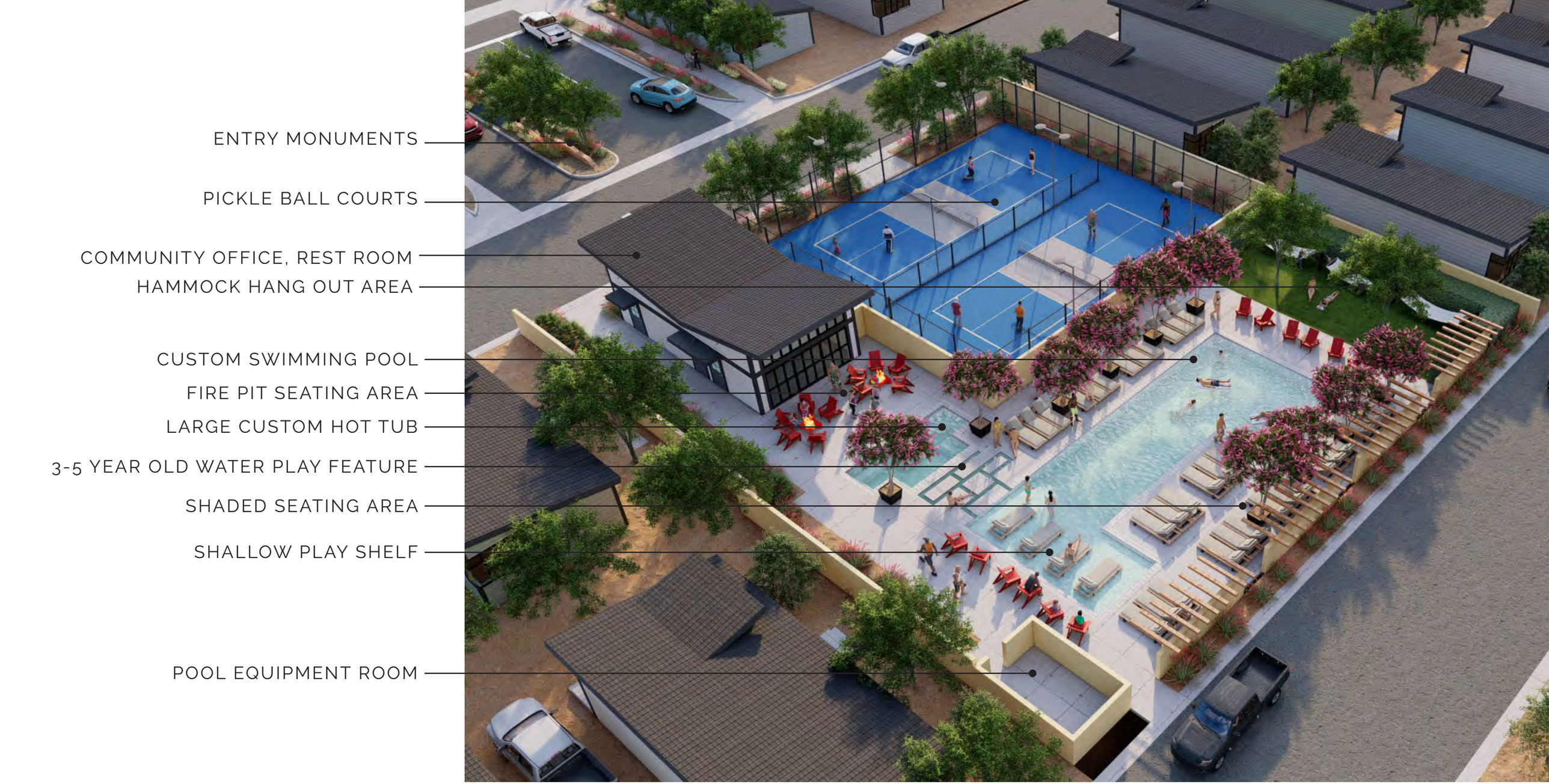
FAUX RAMMED EARTH MATERIAL

ACCENT PLANTING

ENTRY EXPERIENCE

SPECIMEN BOULDERS AND CRUSHED ROCK

ENTRY EXPERIENCE



COMMUNITY POOL AND AMENITIES

COMMUNITY POOL AND AMENITIES

COMMUNITY POOL AND AMENITIES

COMMUNITY POOL AND AMENITIES

COMMUNITY POOL AND AMENITIES

COMMUNITY POOL AND AMENITIES

CANYON PASEO AMENITIES

NATIVE / NATIVE ADAPTED DROUGHT TOLERANT LANDSCAPE

OPEN LAWN/PASSIVE PLAY AREA

FIRE PIT/HANG OUT AREA

CANYON PASEO AMENITIES

OPEN PLAY AREA

DROUGHT TOLERANT LANDSCAPE (TYP)

CUSTOM FIRE PIT/ SEATING AREA BEYOND

RETAINING/SEAT WALLS

DECORATIVE RETAINING/SEAT WALL

MULTI-USE TRAIL/SIDEWALK

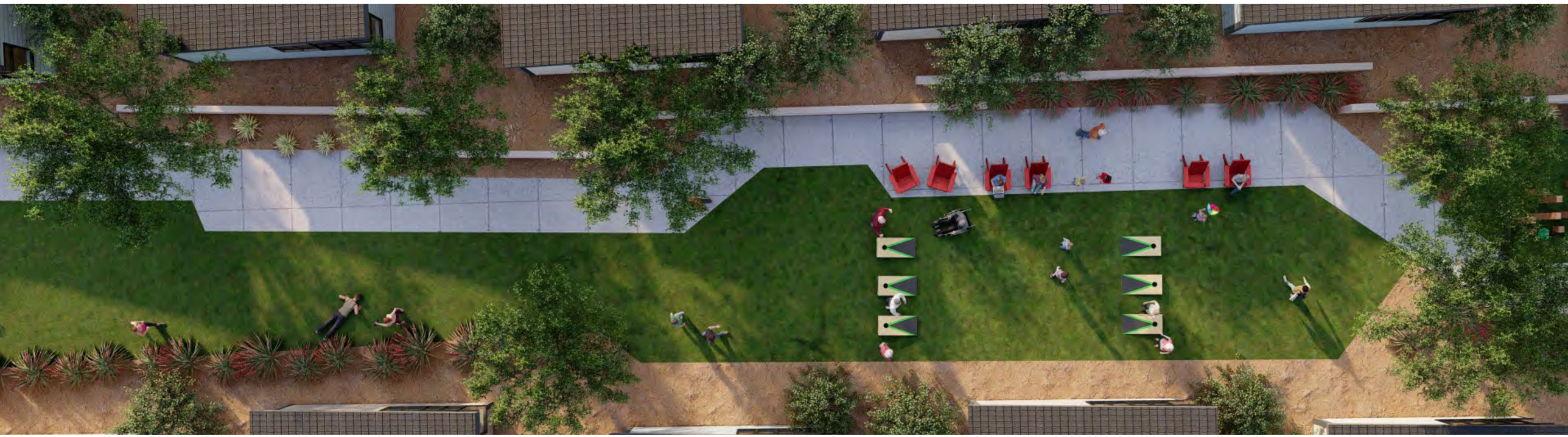
OPEN LAWN AREA

CUSTOM BUILT IN BAG TOSS GAME

SEATING AREA

CUSTOM BUILT IN BAG TOSS GAME

SHADE TREES (TYP)



CANYON PASEO AMENITIES

MUTI-USE TRAIL/
SIDEWALK (TYP)

CUSTOM ART/PLAY
FEATURE

RETAINING/SEAT
WALLS

CUSTOM PLAYGROUND

CUSTOM PLAYGROUND

VERADA DOG PARK

VERADA SEATING AREA

4' TALL DOG PARK DECORATIVE FENCE

LAWN PLAY AREA

VERADA DOG PARK

VERADA DECK SEATING AREA

SHADE TREES (TYP)

CANYON PASEO AMENITIES

PASEO MULTI-USE TRAIL/SIDEWALK

PUTTING GREEN

LANDSCAPE INSPIRATION

LANDSCAPE INSPIRATION

Canyon Villas

SUNWOOD HOMES

STYLISH.
SPACIOUS.
SILVERCREST.

Silvercrest®

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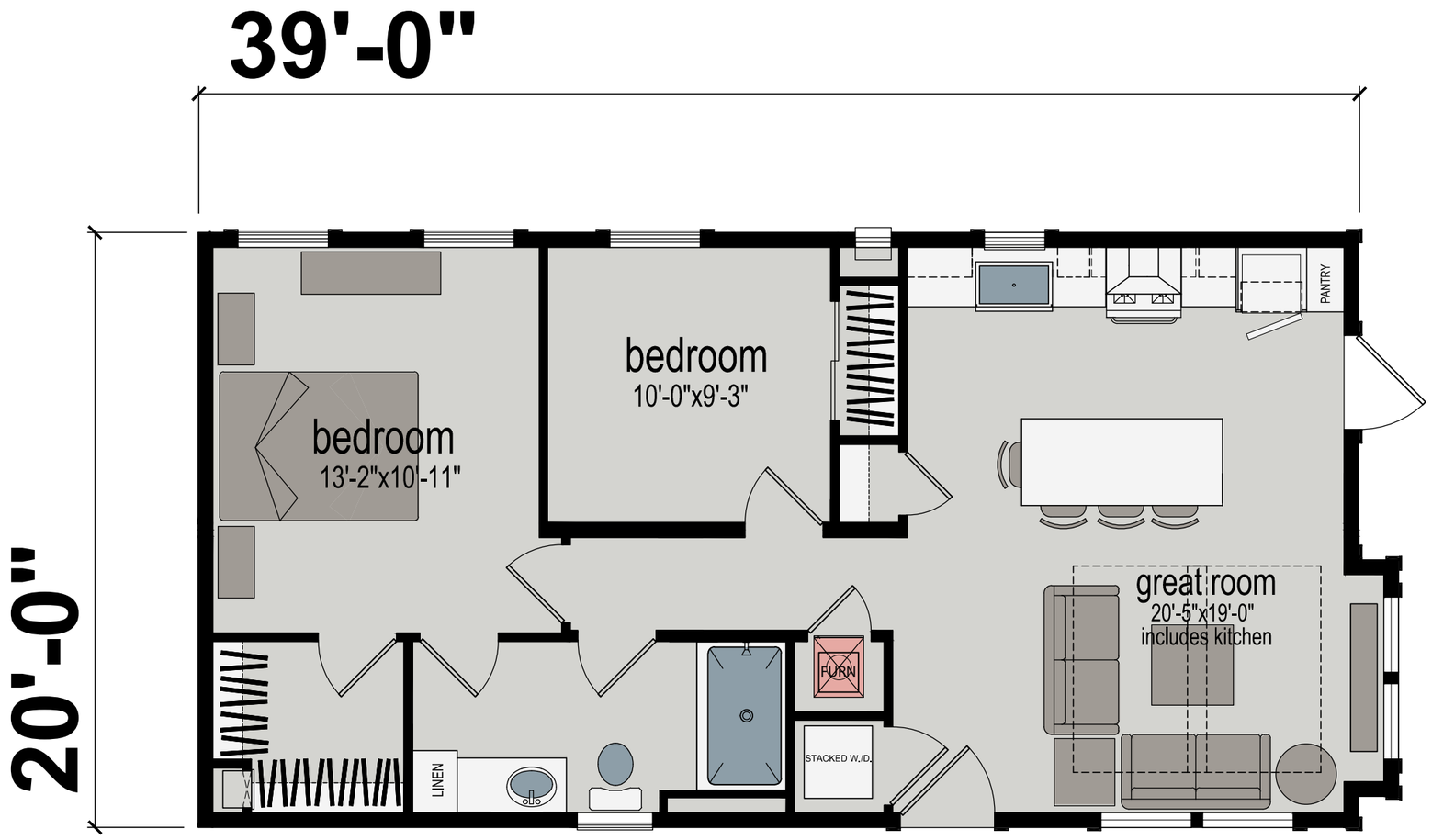
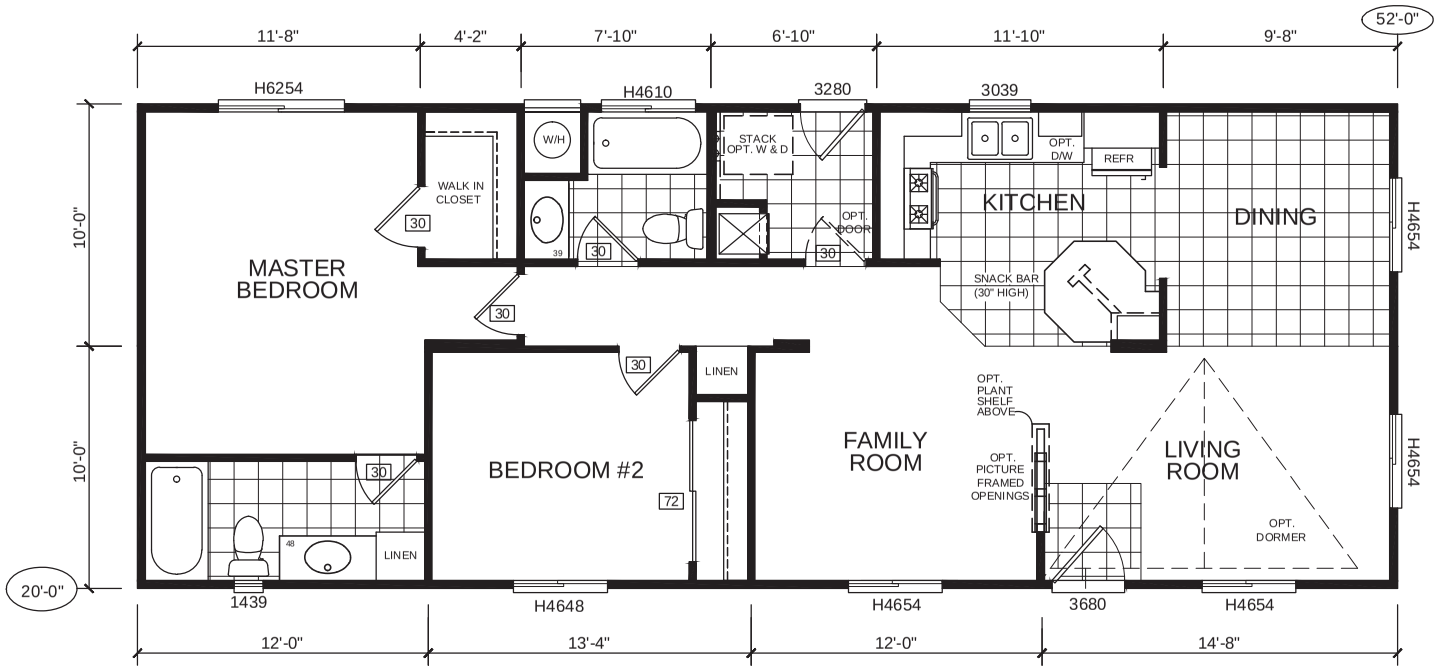
silvercrest.com



TWO BEDROOMS/ONE BATH OPTION



BD-21-5220 (1040 SQ. FT.) 52'-0" x 20'-0" WITH OUT PORCH
(1200 SQ FT) 60'-0" x 20'-0" WITH PORCH

Silvercrest CHAMPION MANUFACTURED BEAUTIFULLY

299 N. Smith Ave., Corona CA 92880

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APPROVER'S SEAL

MODIFICATIONS

MODEL: BD-21-5220
52/20-2BR

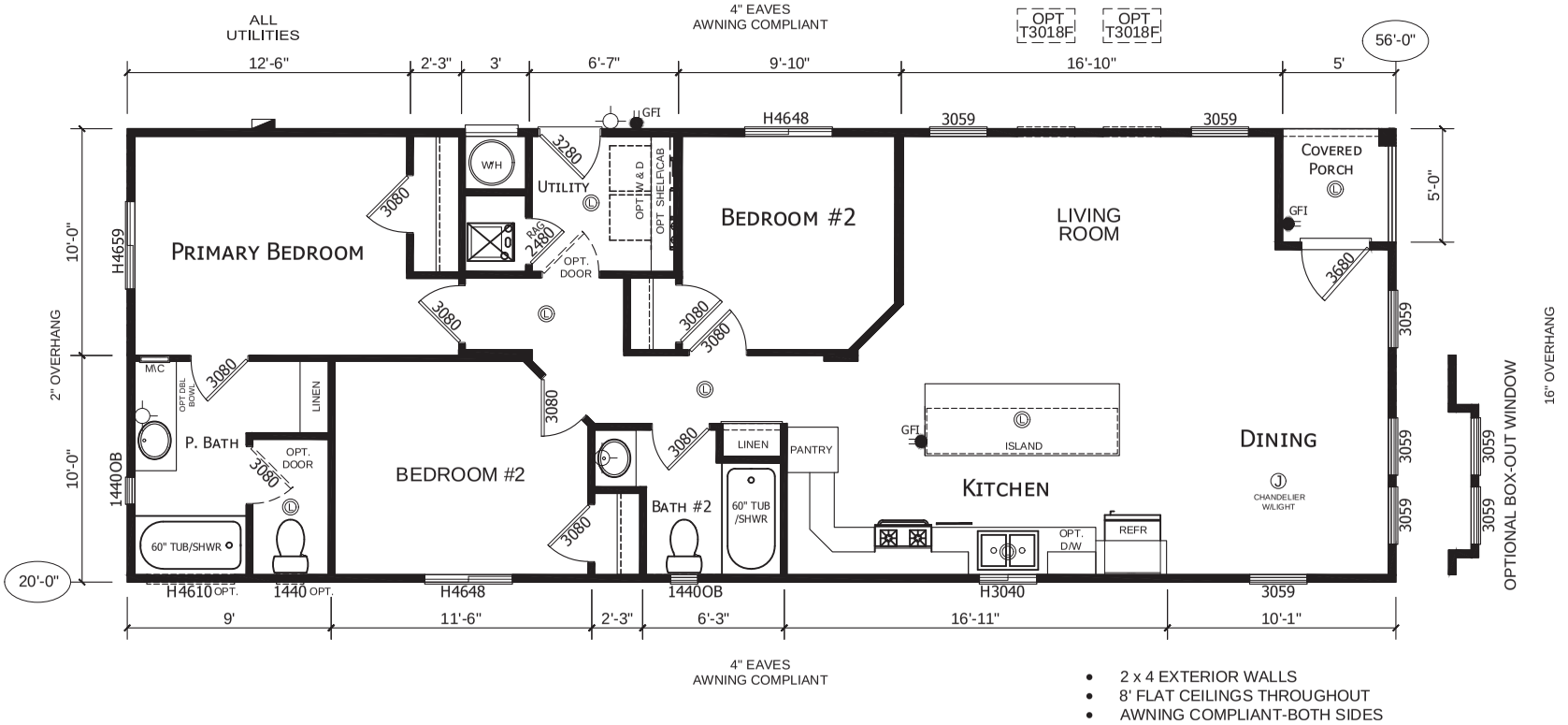
TITLE: LITERATURE PLAN

DATE: 4-16-12 | SCALE: 1/8" = 1'-0" | FILENAME: BD-21-5220-LT101

DRAWN BY: DJM | CHECKED BY:

SHEET NO.: LT-101

PAGE: 1 OF 1



- 2 x 4 EXTERIOR WALLS
- 8' FLAT CEILINGS THROUGHOUT
- AWNING COMPLIANT-BOTH SIDES

SQUARE FOOTAGE		
PLAN TR-21720-LT101		
FLOOR AREA	1095	SQ. FT.
PORCH AREA	25	SQ. FT.
TOTAL AREA	1120 SQ. FT.	

ROOM DIMENSIONS MAY CHANGE PER CONSTRUCTION PLAN

CUSTOMER: TR-21720 STD

(NAVISION REVISION # 0)

Silvercrest by CHAMPION MANUFACTURED BEAUTIFULLY™

299 N. Smith Ave., Corona CA 92878

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APPROVER'S SEAL

MODIFICATIONS

MODEL: TRANSITIONS TR-21720
56/20-2BR

TITLE: LITERATURE PLAN

DATE: 11-12-22 | SCALE: 1/8" = 1'-0" | FILENAME: TR-21720-LT101

DRAWN BY: ACARBONE | CHECKED BY:

SHEET NO.: LT-101

PAGE: 1 OF 1

Lou Bullock
(801) 652-4867
149 Ash Street
Hurricane, Ut 84737

May 17, 2023

Dear Zoning Department:

I am writing about the zoning change to allow larger buildings to be built in the new community to the north of Canyon RV Community. My concern is not the size of the park models, my concern is the road that is to be connected to the new community that will run through the Canyons. I am opposed to road being extended and connected to the new community due to the additional traffic that will be in and out of our community. I purchased my property because of the solitude, privacy, and quietness of my area. I do not want additional traffic coming in and out that will run by the side of my home.

Thank you for your consideration in this matter.

Lou Bullock

Lou Bullock

Zoning Variance Narrative for Hurricane City Planning Commission and City Council

Introduction

Canyon Del Sol, a manufactured/mobile home and recreational vehicle park in Hurricane, is requesting a variance to the size of the units allowed. Currently, the zoning of MH/RV allows for park model units, limiting the square footage to 400 sq ft. We are proposing to place units that are 800 sq ft to 1100 sq ft with two to three bedrooms. In addition, we are requesting a name change from Canyon Del Sol to Canyon Villas. This narrative outlines the benefits of the proposed variance.

Demand for Larger Units

Our research indicates that park models, unless they are nightly rentals, are not in as much demand as a slightly larger unit. Park model definition is non-permanent and not used as a permanent dwelling. Realistically, since this is not a nightly rental park, many of the park models will be lived in permanently. They usually end up with "room additions" and converted into larger structures, which are non-uniform and pieced together and fall into disrepair, resulting in poor street appeal. Moreover, they are much more expensive on a per square foot basis, than the homes that we are proposing. RV's and 5th wheel units will intermingle with the park model structures, creating a less uniform look and less street appeal. The trend is a smaller more affordable home; however, park models at 400 sq ft are just too small. We propose that small manufactured homes from 800 sq ft to 1100 sq ft on an average-sized lot of 2,450 is just right for livability and affordability.

Zoning Challenges in the MH/RV Zoning Regulations

Zoning regulations, as defined in Chapter 43 for the MH/RV zone, do not address a middle ground for home sizes, which is in demand. The Development standard table shows a gap between 1,000 sq ft lots that limit sizes to 400 sq ft park models and the 4,000 sq ft lots required for full double wide large manufactured homes. The proposed small manufactured homes are between 800 and 1100 sq ft, which is less than 45% of the lot for the largest home being proposed, making it affordable and livable. The proposed units would fulfill the purpose stated in Sec. 10-43-1 of Chapter 43 Manufactured/Mobile Home and Recreational Vehicle Regulations, which aims to permit variety, flexibility, and affordability in land development for residential purposes in designated areas of the City. The well-kept Harrisburg Lakeside Estates is an excellent example of a similar park with larger units of 800-1200 sq ft, and the same MH/RV zoning with a planned development overlay that includes smaller lots on average than what is proposed in Canyon Villas.

Manufactured Home Design and Amenities

The proposed manufactured homes will be built by Champion homes using the designs by Genesis homes. These homes have a modern style, have high ceilings, with nice new updated interior finishes. The proposed manufactured homes will not have room additions and will have matching exteriors throughout the project. The average pad is 2,450 sq ft, and the units are

clustered to allow more amenities. We have added a pool and several trails, fire pits, park areas, and parking to the previously approved site plan. The proposed density is similar to townhomes, and these units are more affordable and offer a rent (leased lot) and ownership hybrid model which makes the homes more accessible

Community

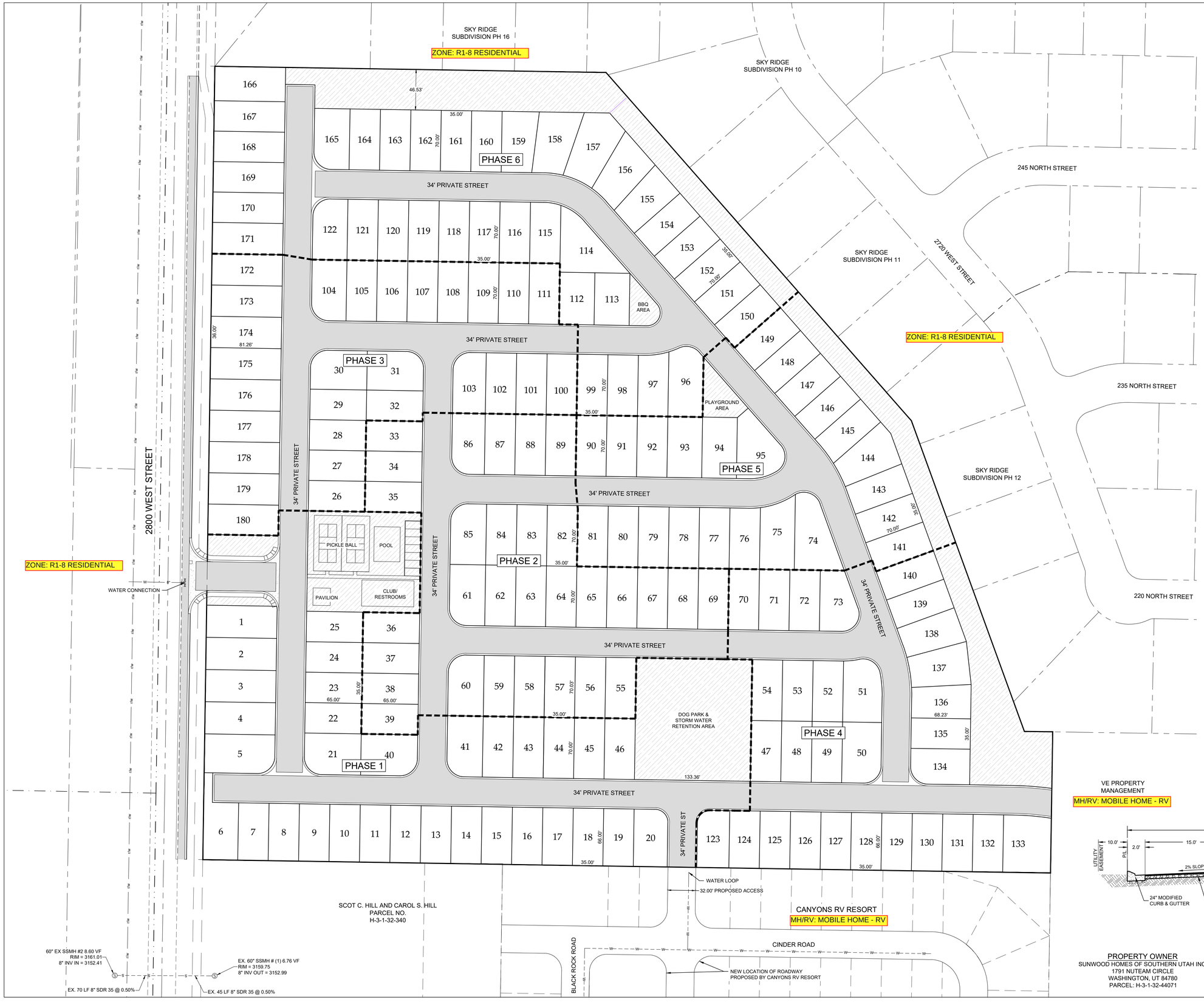
The proposed development aligns with the national trend for affordable and accessible housing. It is an excellent option for rent-to-own applicants, fixed income, veterans, young couples, and blue-collar workers. Furthermore, an accessible home community provides an increase in local discretionary spending, fewer evictions, and healthier populations, leading to a healthier economy. A national association of housing study shows that building 100 homes generates $2.2M in taxes and other revenues for local governments. Studies also show that stabilized housing has direct effects on education achievements and economic output. There are many financing options that will allow 30-year financing with a long-term land lease. Many of these products have better rates and qualifying is easier, particularly for buyers with credit challenges or high debt-to-income ratio. Currently, a typical townhome costs $400,000 and a typical single-family home is over $500,000. Mortgage payments for these units are currently over $3,000 per month. This product will cost much less and allow those to purchase a home with at a more affordable monthly payment.

Ownership and Management

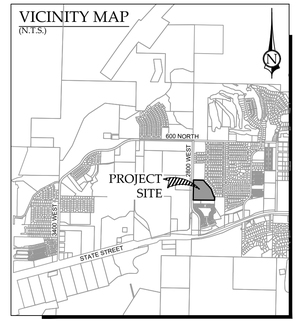
The proposed development project is a single owner and will be managed and kept nice. All units will be rented on a leased lot basis, and a management company will be formed to ensure the upkeep of the common areas and amenities. The management team will be responsible for enforcing the regulations and bylaws, which will include maintaining the appearance of the homes and ensuring compliance with city regulations. The owner and management team are committed to maintaining the quality of the development and to keeping the community a safe and enjoyable place to live.

Conclusion

In conclusion, the proposed zoning variance for Canyon Villas offers a variety of benefits to the community of Hurricane. By allowing slightly larger units of 800 to 1100 square feet, the development will provide more affordable and accessible housing options that align with the national trend. These modern and well-designed manufactured homes will not only offer a more uniform and appealing look, but also provide more amenities such as trails, fire pits, park areas, dog park, and a pool. Additionally, the proposed development will be managed by a single owner and management team, ensuring the upkeep of common areas and amenities. The proposed zoning variance for Canyon Villas offers an excellent option for those who are looking to purchase a home at a more affordable monthly payment while also contributing to the local economy and society.



VICINITY MAP
(N.T.S.)



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT/PAD LINE
- PROPOSED 10.0' PUBLIC UTILITY EASEMENT LINE

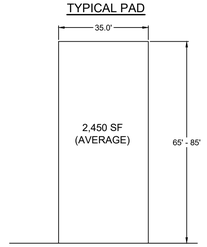
PROJECT INFO

AREA: 16.47 ACRES
ZONE: MH/RV
LAND USE: PARK MODEL & RV HOMES
UNITS: 180 SPACES (6 PHASES)
COMMON AREA: 2.02 ACRES (12.3%)

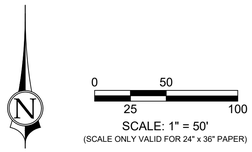
COMMON / AMENITY AREA (2.02 ACRES)

SECONDARY ACCESS & FIRE NOTE
THE DIAGONAL DISTANCE ACROSS THE PARCEL IS 1,335.71 LF.
THE TWO ACCESS LOCATIONS ARE SPACED AT 645 LF APART.

TYPICAL PAD

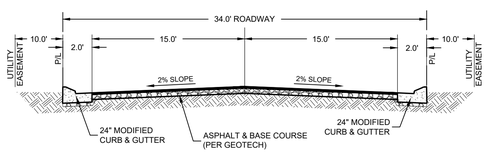


SETBACK NOTE
ALL SETBACKS TO CONFORM TO CITY CODE TABLE 10-43-1
- FRONT YARD = 5 FEET
- REAR YARD = 5 FEET
- SIDE YARD, INTERIOR = 7 FEET
- SIDE YARD, STREET = 7 FEET



SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

34' PRIVATE STREET



PROPERTY OWNER
SUNWOOD HOMES OF SOUTHERN UTAH INC.
1791 NUTEAM CIRCLE
WASHINGTON, UT 84780
PARCEL: H-3-1-32-44071

CANYON VILLAS
SITE PLAN
(VARIANCE TO PARK MODEL DEFINITION)

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

CANYON VILLAS
SITE PLAN - VARIANCE TO PARK MODEL DEFINITION
LOCATED IN HURRICANE, UTAH

PROJ. #:	FF22290
DRAWN BY:	BLW
DATE:	05/03/2023
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	1
OF	1

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: $150.00

For Office Use Only:
File No. 2022-PP-13
Receipt No. 7.692208

Name: Frank Lindhart / Shoshone Land Company **Telephone:** 801-229-4447

Address: 2608 W 510 N, Hurricane, UT 84737 **Fax No.** _____

Email: frankgl@gemstoneproperties.com **Agent Email:** bwalker@civilscience.com

Agent (If Applicable): Civil Science **Telephone:** 435-668-4023

Address/Location of Subject Property: 600 North & 3000 East, Coronado Drive

Tax ID of Subject Property: H-3-1-31-411 (a portion of) **Zone District:** R-1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed preliminary plat contains 24 single family lots ranging in size from 6,000 sf to 14,000 sf +- on 5.99 acres.

Submittal Requirements: The preliminary plat application shall provide the following:

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- _____a. The proposed name of the subdivision.
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than the owner.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _____d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

____j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

_____l. Will this subdivision be phased? If yes show possible phasing lines.

____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

_____a. Three copies of all full scale drawings

_____b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete:_____ Completion determination made by: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), FRANK G. LINDHARDT, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7th day of March 2022

(Notary Public)

BARBARA K. DAVIS
Notary Public
State Of Utah
My Commission Expires 03-21-2024
COMMISSION NO. 711119

Residing in: Hurricane, UT

My Commission Expires: 3/21/24

Agent Authorization

I (we),_____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s)_____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in:_____

My Commission Expires:_____

CivilScience
Engineers | Surveyors | Solutions

1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100
Fax 435-986-4046

Date: 03/09/2022

CS Project No.: 22136.00

Sky Valley West

To:
Community Development
Hurricane City

We are transmitting Herewith ___X___ Under Separate Cover _____

No. of Copies	Description or Remarks
3	Preliminary Plat
	Application & Fees

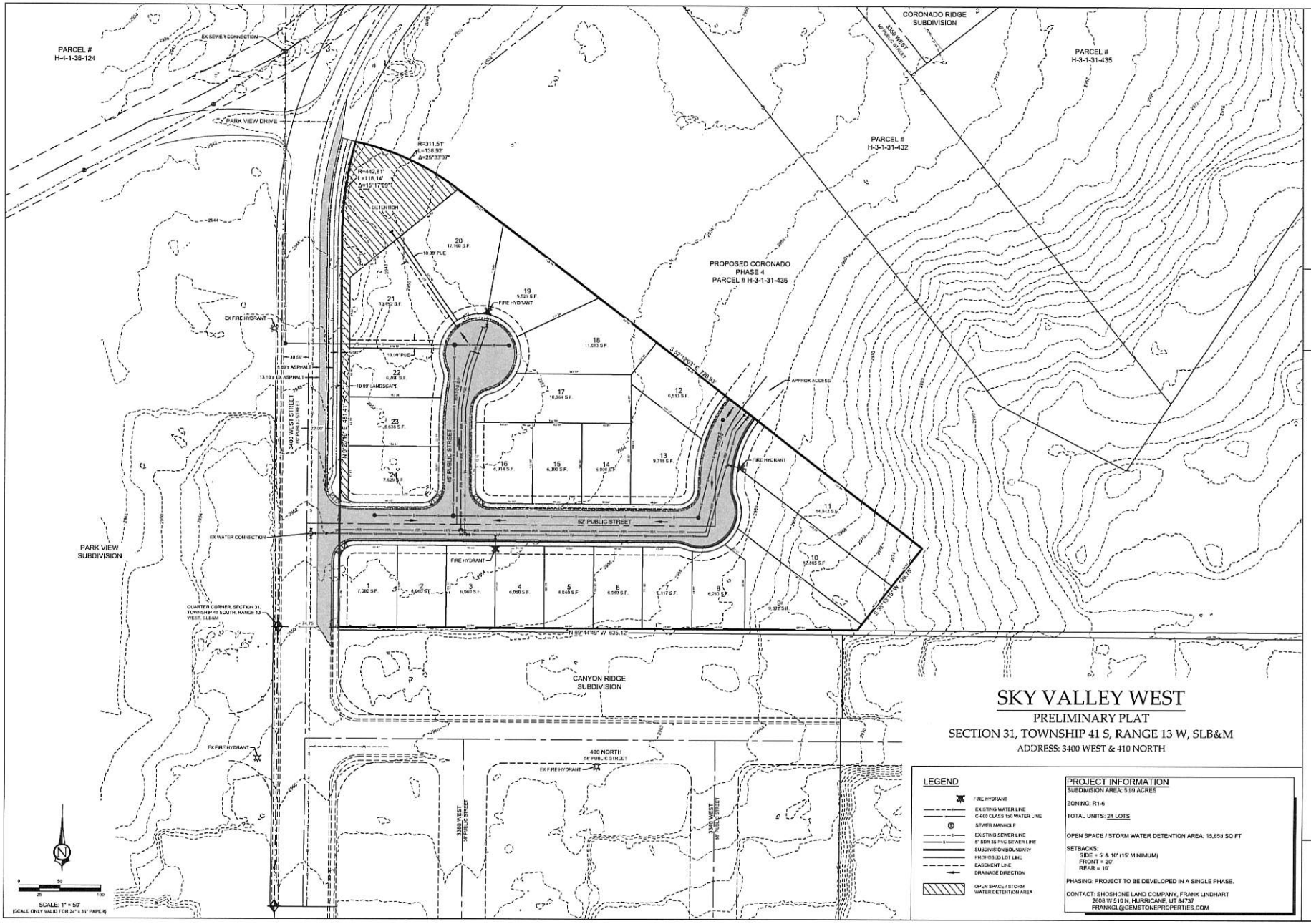
_____ No Exceptions Taken
_____ Make Corrections Noted
_____ Amend & Resubmit
_____ Rejected--Resubmit
_____ As Indicated on Each Submittal

_____ As Requested
_____ For Approval
_____ For Your Records
___x___ Review and Respond
_____ For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By: BLW



SKY VALLEY WEST

PRELIMINARY PLAT

SECTION 31, TOWNSHIP 41 S, RANGE 13 W, SLB&M

ADDRESS: 3400 WEST & 410 NORTH

LEGEND

- FIRE HYDRANT
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- DRAINAGE DIRECTION
- OPEN SPACE / STORM WATER DETENTION AREA

PROJECT INFORMATION

SUBDIVISION AREA: 5.99 ACRES

ZONING: R1-6

TOTAL UNITS: 24 LOTS

OPEN SPACE / STORM WATER DETENTION AREA: 15,659 SQ FT

SETBACKS:
SIDE = 5' & 10' (15' MINIMUM)
FRONT = 20'
REAR = 15'

PHASING: PROJECT TO BE DEVELOPED IN A SINGLE PHASE.

CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART
2608 W 610 N, HURRICANE, UT 84737
FRANKGL@GEMSTONEPROPERTIES.COM

CivilScience
Engineers | Surveyors | Solutions
1453 S. 1000 E. DRIVE, SUITE 159
ST. GEORGE, UT 84770
435.986.0100

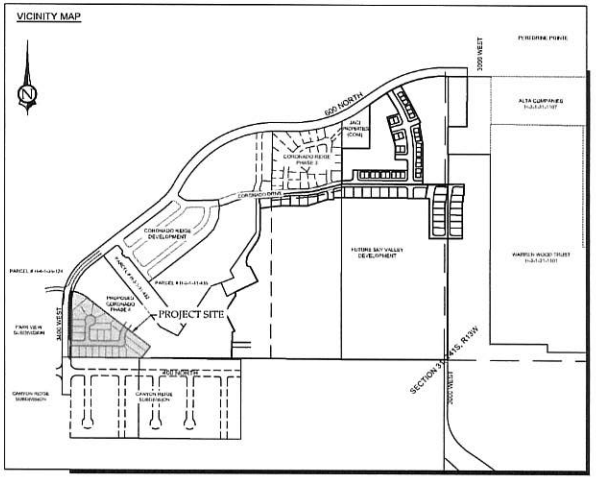
Fx22136.00
03/02/2022

PRELIMINARY PLAT

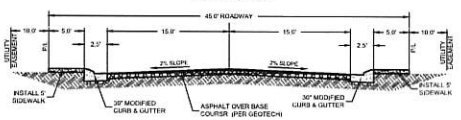
SKY VALLEY WEST
HURRICANE, UTAH

SHEET
1 OF 2

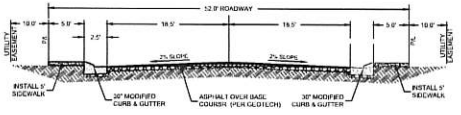
VICINITY MAP



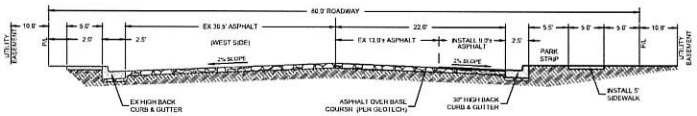
45' PUBLIC STREET
RESIDENTIAL LOCAL



52' PUBLIC STREET
RESIDENTIAL STANDARD



3400 WEST
MAJOR COLLECTOR STREET



USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE BERMESA FINE SANDY LOAM & WINKEL-ROCK OUTCROPPINGS
- SHALLOW GROUND WATER: NOT AFFECTED

PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN A SINGLE PHASE THAT CONTAINS 24 LOTS ON 5.99 ACRES.
2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

SURFACE RUNOFF FROM THE SKY VALLEY WEST DEVELOPMENT WILL GENERALLY FLOW TO THE NORTHWEST CORNER OF THE SITE. INLETS WILL COLLECT THE SURFACE RUNOFF AND CONVEY IT TO AN UNDERGROUND STORMWATER SYSTEM AND DETENTION BASIN THAT WILL BE LOCATED IN THE NORTHWEST CORNER OF THE DEVELOPMENT.

LEGAL DESCRIPTION

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 153
ST. GEORGE, UT 84770
435.986.0100

Fx22136.00
03/02/2022

PRELIMINARY PLAT

SKY VALLEY WEST
HURRICANE, UTAH

SHEET
2 OF 2

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

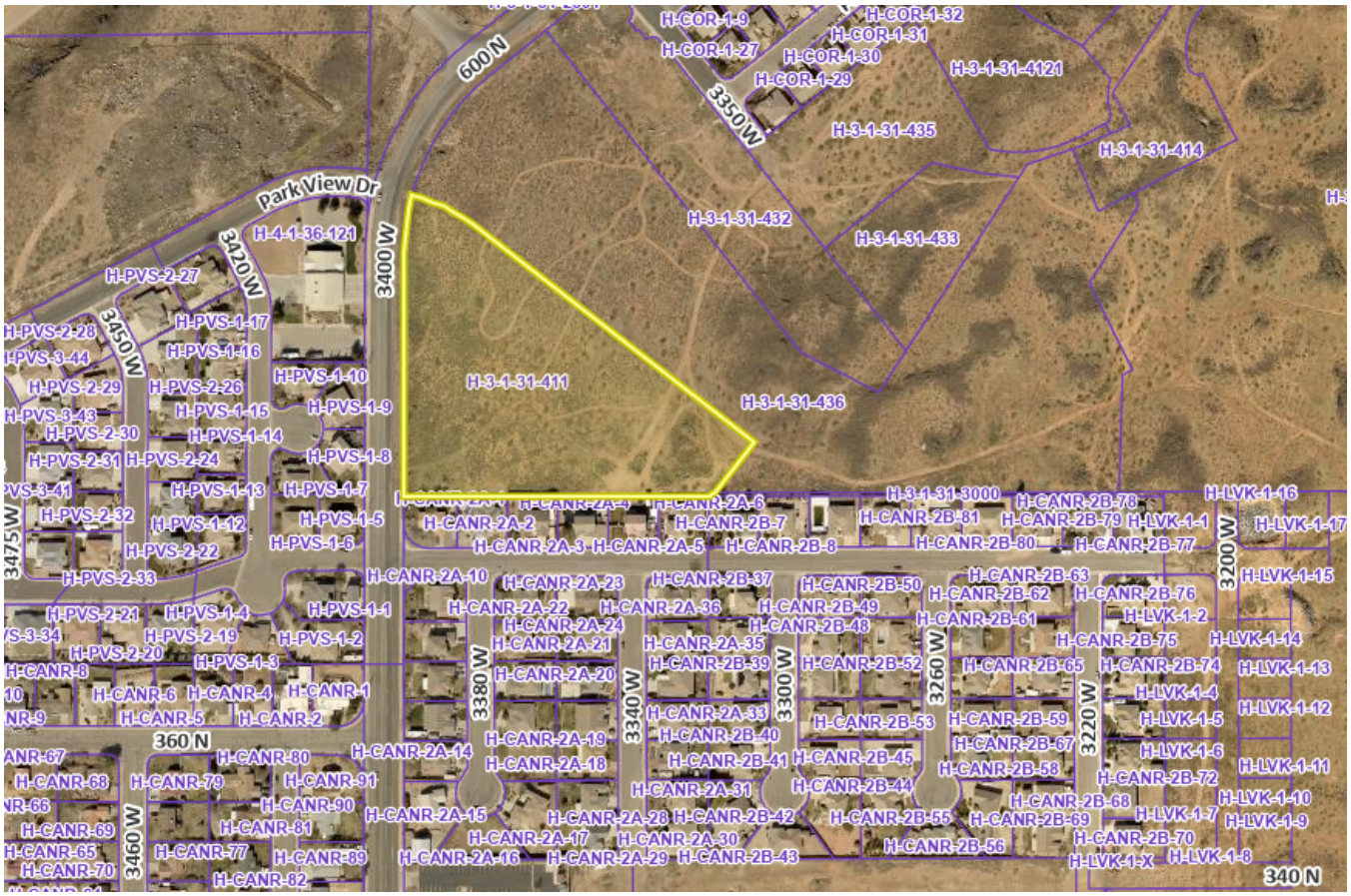
Update 5/25/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	**04/14/2022**
Application Number:	2022-PP-13
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Frank Lindhart/Shoshone Land Company
Agent:	
Request:	Preliminary Plat Application
Location:	600 N & 3400 W
Zoning:	R1-6
General Plan Map:	Single Family

Discussion:
The applicant is seeking preliminary plat approval for a subdivision containing 24 single family lots on 5.99 acres. This is located south of the Coronado Ridge subdivision and north of the Canyon Ridge subdivision along 3400 W.

JUC Comments
The following items will need to be addressed:

1. **Power:** No concerns
2. **Sewer:** No services in 3400 W but is in 400 N and Park View Drive.
3. **Streets:** Need tie in and improvements along 3400 W
4. **Water**: No concerns as long as they tie into the line in 3400 W
5. **Engineer:** No concerns
6. **Fire:** Fire hydrant needs to be moved. Any dead end needs sufficient turnaround
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District**: No comments



Staff Comments: Preliminary Plat

1. Zoning is R1-6. All lots are at least 6,000 sq ft.
2. Roadway at eastern end connects with the roadway shown on the preliminary plat for Coronado Ridge Phase 4.
3. Plat does indicate the property is not in a desert tortoise take area.
4. A will serve letter from the sanitary and culinary water provider has not been provided
5. The setbacks shown on the plat are incorrect. This property is not in a PDO. The correct setbacks are shown below:
    a. Front: 25 feet
    b. Rear: 10 feet
    c. Side: 8 feet
    d. Street side: 20 feet
6. R1-6 zoning requires 60 feet of frontage for every lot. Lot 9 and Lots 18-21 do not appear to meet this standard.
7. Lot 9 is a flag lot. The flag lot standards are as follows

> *A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather,*

it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

A. Factors. When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

1. More than two flag lots with contiguous staffs should be avoided;

2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and

3. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.

B. Development standards. When flag lots are permitted, they shall be subject to the following conditions:

1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.

2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.

3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided.

4. No building or structure shall be located within the staff portion of a flag lot.

5. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.

6. A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.

7. Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.

8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.

9. The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

10. Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.

The staff is only 24 feet wide so that needs to be adjusted to 26' minimum.
The flag portion is over 6,000 sq ft

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary plat subject to staff and JUC comments and the resolution of the zoning issues on the property.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2023-PP-15
Receipt No. B-168479

Name: Shadow Glen 420 Inc Telephone: 435-229-4447

Address: 2608 West 510 North, Hurricane, UT Fax No. _____

Email: frankgl@gemstoneproperties.com Agent Email: bwalker@civilscience.com

Agent (If Applicable): Frank Lindhart Telephone: 435-229-4447

Address/Location of Subject Property: 100 North 2600 West

Tax ID of Subject Property: H-3-1-32-4212-RD Zone District: RM-3 & HC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Split the existing parcel into two lots to separate the residential from the commercial and dedicate public streets.

Submittal Requirements: The preliminary plat application shall provide the following:

____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ____ a. The proposed name of the subdivision.
- ____ b. The location of the subdivision, including the address and section, township and range.
- ____ c. The names and addresses of the owner or subdivider, if other than the owner.
- ____ d. Date of preparation, and north point.
- ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

____ 2. Existing Conditions: The preliminary plat shall show:
- ____ a. The location of the nearest monument.
- ____ b. The boundary of the proposed subdivision and the acreage included.
- ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- na e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- na g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

:ss

COUNTY OF)

I (we), SHADOW GLEN 420 INC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

FRANK G. LINDHARDT UP

(Property Owner)

Subscribed and sworn to me this 24 day of May 2023

(Notary Public)

NOTARY PUBLIC
Brienna Spencer
714562
COMMISSION EXPIRES
October 7, 2024
State of Utah

Residing in: Washington County

My Commission Expires: 10/07/2024

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____

(Property Owner)

_____

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____

(Notary Public)

Residing in: _____

My Commission Expires: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, SHADOW GLEN 420 INC am/are the applicant(s) of the application known as Sky Ridge PDO located on parcel(s) H-3-1-32-4212-RD within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 4 day of MAY, 2023

Applicant Name: SHADOW GLEN 420 INC

Name of Signer (if different from Applicant Name): FRANK G. LINDHARDT

Title of Signer: VP

Signature: Frank G Lindhardt

STATE OF utah)

COUNTY OF Washington)

On the 4 day of May, 2023, personally appeared before me Frank Lindhardt the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Brienna Spencer

My Commission Expires: 10/07/2024

NOTARY PUBLIC
Brienna Spencer
714562
COMMISSION EXPIRES
October 7, 2024
State of Utah

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

____ h. Contours at vertical intervals not greater than five (5) feet.
____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
____ j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:
____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
____ b. The layout, numbers, and typical dimensions of lots.
____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
_na_ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
____ g. Approximate radius of all center line curves on highways or streets.
____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
_na_ l. Will this subdivision be phased? If yes show possible phasing lines.
____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:
____ a. Three copies of all full-scale drawings
____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

_____ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
_____ 6. Signed and notarized Acknowledgement Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

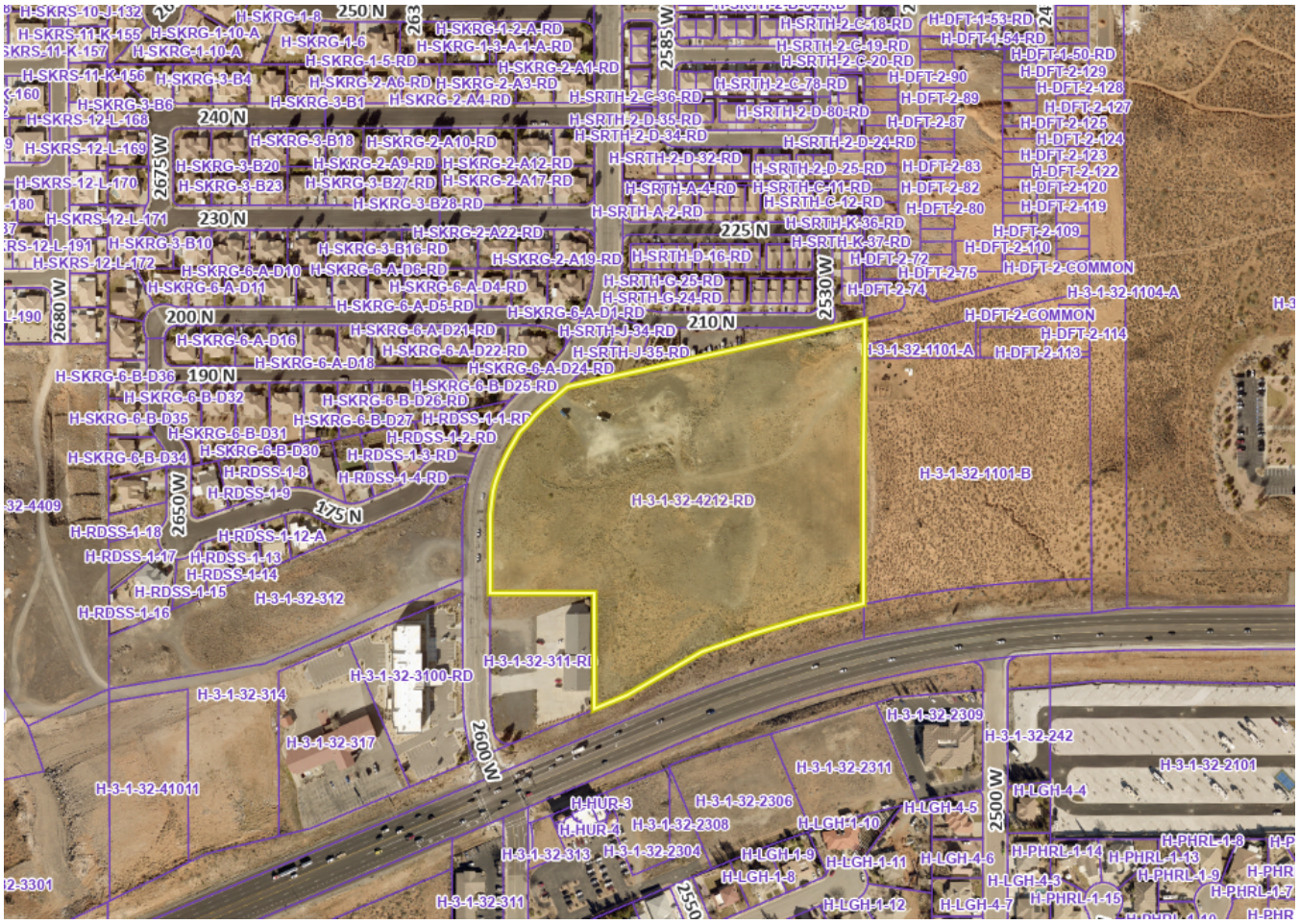
Date application deemed to be complete: _____ Completion determination made by: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PP-15
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Shadow Glen 420 Inc
Agent:	Frank Lindhardt
Request:	Approval of a Preliminary Plat
Location:	100 N 2600 W
Zoning:	RM-3, HC
General Plan Map:	Commercial, Multifamily

Discussion:
The applicant has filed a preliminary plat for Sky Ridge PDO, this is a mixed use development consisting of apartments and commercial areas that was approved by the City Council earlier this year. Future roadway 100 N runs through this property and the applicant is effectively proposing a lot split along that roadway.



JUC Comments
The following items will need to be addressed:

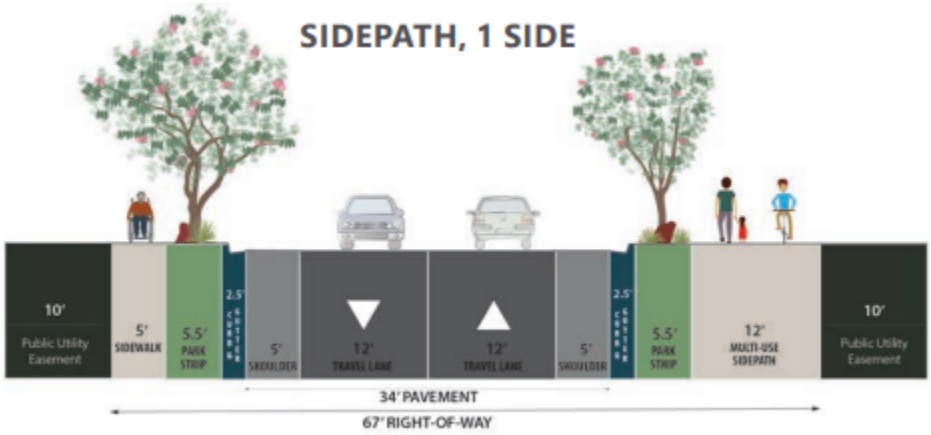
1. **Public Works:** No comments
2. **Power:** Limited capacity from the west side. Intended source is along SR-9 from IHC. Developer responsible for all costs. Developer should meet with power department for further details
3. **Sewer:** 10” sewer main runs behind the Days Inn, needs to be in a road and accessible. 25” easement dedicated to the District.
4. **Street:** Okay with lot split with road dedications
5. **Water:** PRV in 2600 W needs to be moved and needs a looped system.
6. **Engineering:** Does note 2 on the Sky Ridge Townhomes plat allow Gemstone to convey a PUE to Hurricane City in the northeast corner of this property? ROW will need to be secured from Desert Fields Townhomes and the property to the east. Neighbors participation is required to make the road possible with current alignment. 11.5’ minimum of the neighbor’s property. Traffic Impact study required for 2600 W intersections with State St and the new road. 12’ trail required along State St frontage. Make center road 67’ per Active Transportation Master Plan.

Applicant should indicate new sewer alignment and PRV relocation on their plans. Will the Days Inn property owner participate in PUE dedication for a gas line?

7. **Fire:** Need hydrant locations
8. **Cable:** No comments
9. **Phone:** No comments
10. **Gas**: No comments.
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. The property has a split zoning of RM-3 PDO and HC. The applicant's intention at this time seems to be to not subdivide the property further than separating the residential and commercial aspects of the project. Any further subdivisions will require amended final plats.
2. The plat does indicate the property is not in a desert tortoise take area.
3. Will serve letters from the culinary and sanitary water providers have not been provided.
4. The applicant is proposing a public street connecting to the southern street in Desert Fields Townhomes as required by the Planning Commission and City Council during the zone change process.
    a. They are showing half the roadway to be on the property to the east with 25' of asphalt, the City will need sign off from that property owner for roadway construction.
5. Future Road 100 N (?) is a master planned Minor Collector with a 67" ROW and a trail on the southside



Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until will serve letters are received from the water and sewer providers.

NORTHEAST CORNER SECTION 32, T 41 S, R 13 W,
SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY BRASS CAP (1974)

DESERT FIELDS
TOWNHOMES PHASE 2

210 NORTH STREET

SKY RIDGE TOWN HOMES

40 NORTH STREET
(60' PUBLIC STREET)

JACI PROPERTIES LLC
H-3-1-32-1101-A

RIO DEL SOL

269.47'
S0°12'45"W

S 77°40'39" W 712.45'

R=50.00'
L=102.51'
Δ=117°28'00"

R=20.00'
L=13.48'
Δ=38°37'54"

10.00' PUE

50' PUBLIC STREET

S 0°12'45" W 249.35'

50.00' PUBLIC STREET

25.00'

SPILSBURY HOLDINGS LLC
H-3-1-32-1101-B

R=433.00'
L=52.45'
Δ=6°56'26"

EXISTING SEWER LINE

EXISTING WATER LINE

10.00' PUE

R=367.00'
L=335.86'
Δ=52°26'02"

175 NORTH STREET

CENTER SECTION LINE

EXISTING 10" SEWER LINE

1
323,671 S.F.
7.43 ACRES

(PROPOSED APARTMENTS)

R=175.00'
L=27.65'
Δ=9°03'09"

R=20.00'
L=29.43'
Δ=84°17'54"

R=150.00'

S 0°12'45" W 660.47'

10.00' PUE

N 75°27'30" E 698.53'

60' PUBLIC STREET

N 75°27'30" E 721.49'

10.00' PUE

V E MANAGEMENT LLC
H-3-1-32-312

2600 WEST STREET (66' PUBLIC STREET)

79.81'

S 0°12'45" W 159.63'

R=20.00'
L=31.42'
Δ=90°00'00"

S 89°47'15" E 63.78'

R=320.00'
L=82.40'
Δ=14°45'15"

50.00'

217.16'

EXISTING DIRT ROAD

R=350.00'

H-3-1-32-314

S 89°47'15" E 246.09'

162.31'

R=380.00'
L=97.85'
Δ=14°45'15"

2
151,894 S.F.
3.49 ACRES

(PROPOSED COMMERCIAL)

RIGHT OF WAY

R=2994.79'
L=396.29'
Δ=7°34'55"

DIXIE HOTEL LLC
H-3-1-32-3100-RD

HURRICANE LODGING LLC
H-3-1-32-311-RD

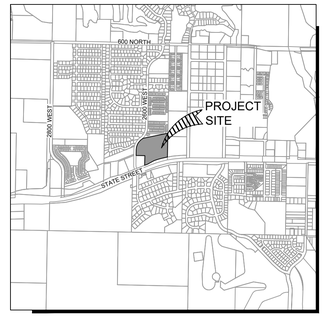
S 0°12'45" W 266.66'

STATE STREET HWY 9

N 60°04'04" E 207.81'

N 87°31'02" E 76.65'

RIGHT OF WAY



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- PROJECT BOUNDARY
- PROPOSED 10.0' PUBLIC UTILITY EASEMENT LINE
- PUBLIC STREET DEDICATION

USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE BERMESA-ROCK LAND ASSOCIATION & TOBLER FINE SANDY LOAM
- SHALLOW GROUND WATER: NOT AFFECTED

PROJECT NOTES

1. THE PROJECT INTENT IS TO SUBDIVIDE THE EXISTING 1 PARCEL TAX ID INTO A TWO LOT SUBDIVISION TO ALLOW THE NORTHERN PORTION TO DEVELOP AS AN APARTMENT PROJECT (RECEIVED PRELIMINARY SITE PLAN ENTITLEMENT) AND THE SOUTHERN PORTION TO REMAIN AS COMMERCIAL PROPERTY TO BE DEVELOPED AT A LATER TIME.
2. THE PUBLIC RIGHT OF WAY (HATCHED AREA) WILL BE DEDICATED TO THE CITY AND IMPROVED BY THE DEVELOPER AT TIME OF ADJACENT DEVELOPMENT OF THE APARTMENTS OR COMMERCIAL, WHICHEVER COMES FIRST.
3. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

THE EXISTING DRAINAGE PATH IS GRADUALLY TO THE NORTHWEST. THE APARTMENT PROJECT WILL PROVIDE A DETENTION BASIN THAT WILL ACCOMMODATE STORM WATER FLOWS. THIS PRELIMINARY PLAT IS NOT PROPOSING DRAINAGE IMPROVEMENTS.

N

0 25 50 100

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PROPERTY OWNER

SHADOW GLEN 420 INC
FRANK LINDHART / GEMSTONE HOMES
4560 S DECATUR BLVD STE 202
LAS VEGAS, NV 89103

PARCEL: H-3-1-32-4212-RD

SKY RIDGE PDO

PRELIMINARY PLAT

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

SKY RIDGE PDO
PRELIMINARY PLAT
LOCATED IN HURRICANE, UTAH

PROJ. #:	23141.00
DRAWN BY:	BLW
DATED:	05/03/2023
SCALE:	1" = 50'
SHEET	1 OF 1

ANY USE, COMMERCIALIZATION, EDITING OR REPRODUCTION WITHOUT WRITTEN PERMISSION FROM CIVILSCIENCE IS PROHIBITED

NORTHEAST CORNER SECTION 32, T 41 S, R 13 W,
SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY BRASS CAP (1974)

DESERT FIELDS
TOWNHOMES PHASE 2

210 NORTH STREET

SKY RIDGE TOWN HOMES

40 NORTH STREET
(60' PUBLIC STREET)

JACI PROPERTIES LLC
H-3-1-32-1101-A

RIO DEL SOL

S 77°40'39" W 712.45'

2624.47'
S0°12'45"W

R=433.00'
L=52.45'
Δ=6°56'26"

EXISTING SEWER LINE
EXISTING WATER LINE

10.00' PUE

R=367.00'
L=335.86'
Δ=52°26'02"

175 NORTH STREET

CENTER SECTION LINE

EXISTING 10" SEWER LINE

1
323,671 S.F.
7.43 ACRES

(PROPOSED APARTMENTS)

R=50.00'
L=102.51'
Δ=117°28'00"

R=20.00'
L=13.48'
Δ=38°37'54"

10.00' PUE

S 0°12'45" W 249.35'

50' PUBLIC STREET

50.00' PUBLIC STREET

25.00'

SPILSBURY HOLDINGS LLC
H-3-1-32-1101-B

R=175.00'
L=27.65'
Δ=9°03'09"

R=20.00'
L=29.43'
Δ=84°17'54"

S 0°12'45" W 660.47'

R=150.00'

10.00' PUE

N 75°27'30" E 698.53'

60' PUBLIC STREET

N 75°27'30" E 721.49'

10.00' PUE

217.16'

V E MANAGEMENT LC
H-3-1-32-312

78.81'

S 0°12'45" W 159.63'

R=20.00'
L=31.42'
Δ=90°00'00"

S 89°47'15" E 63.78'

R=320.00'
L=82.40'
Δ=14°45'15"

EXISTING DIRT ROAD

2600 WEST STREET (66' PUBLIC STREET)

R=350.00'

H-3-1-32-314

S 89°47'15" E 246.09'

162.31'

R=380.00'
L=97.85'
Δ=14°45'15"

2
151,894 S.F.
3.49 ACRES

(PROPOSED COMMERCIAL)

RIGHT OF WAY

R=2994.79'
L=396.29'
Δ=7°34'55"

DIXIE HOTEL LLC
H-3-1-32-3100-RD

HURRICANE LODGING LLC
H-3-1-32-311-RD

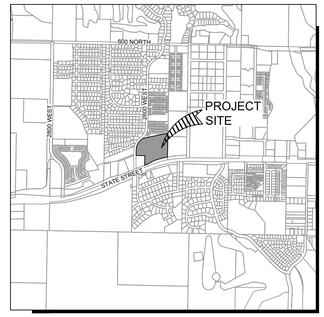
S 0°12'45" W 266.66'

STATE STREET HWY 9

N 60°04'04" E 207.81'

N 87°31'02" E 76.85'

RIGHT OF WAY



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- PROJECT BOUNDARY
- PROPOSED 10.0' PUBLIC UTILITY EASEMENT LINE
- PUBLIC STREET DEDICATION

USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE BERMESA-ROCK LAND ASSOCIATION & TOBLER FINE SANDY LOAM
- SHALLOW GROUND WATER: NOT AFFECTED

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PROPERTY OWNER

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PROJ. #:	23141.00
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SHEET	1 OF 1

ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED. COPYRIGHT 2023 CIVILSCIENCE

HURRICANE CITY
UTAH
147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: $150 Fee
File No. ~~3~~ 2023-AFP-11
Receipt No. 8.168478

Name: SHOSHONE LAND CO Telephone: 435-229-4447
Address: 2608 W 510 N Hurricane Fax No. 435-635-8414
Email: FRANK6L@GEMSTONEPROPERTIES.com Agent Email:
Agent (If Applicable): FRANK LINDHARDT Telephone: 435-229-4447
Address/Location of Subject Property:

Tax ID of Subject Property: H-3-1-31-401, H-SKYTH-1-common H-SKYTH-1-1 through 1-9 Number of Lots: 9
Subdivision Name: SKY VALLEY TH & SKY VALLEY HOMES Phase: 1 & 1TH.

Submittal Requirements:

a. 1 – 11x17 plat map
b. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

_____ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.

_____b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.

_____c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.

_____d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

_____e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

_____f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

_____g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County, or other official monuments.

_____h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

_____i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

_____j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

_____k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

2. Required Forms & Certificates: In addition, the final plat shall contain the standard forms for the following:

_____a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers, and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. Plat must be signed and stamped by the licensed surveyor prior to final plat submittal.

_____b. The owner's certificate of dedication of all streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.

_____c. Mortgagee or other lien holder's Consent to Record, if applicable.

_____d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

_____e. Certificate of approval of Ash Creek Special Service District.

_____f. Certificate of approval of the City Engineer.

_____g. Certificate of approval of the City Council, as evidenced by the signature of the mayor

_____h. Certificate of approval as to form executed by the City Attorney.

_____i. A one and one-half inch by five-inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. Other Information Required: The following information or documentation shall be submitted:

_____a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full

_____b. An original copy for Staff reviews of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.

_____c. Title report, updated within 30 days, for the property being subdivided.

_____d. A disk of the final plat prepared in 'Auto-Cad'

Application Process: The following steps occur:

1. A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department.

2. A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will redline the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review.

3. A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council

2. One disk of the final plat provided in 'Auto Cad' format – one for the County Recorder.

3. Review of the title report by the City Attorney.

4. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent.
    a. The City Attorney is the last signer of the mylar just prior to recordation.

5. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&Rs should submit a copy of the CC&R's to the Planning Staff for review at the time the plat amendment is submitted.

Note: It is important that all applicable information is submitted with the application at least 10 days prior to the Planning Commission meeting. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. A deadline missed due to an incomplete application could result in a delay.

***An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure.

****

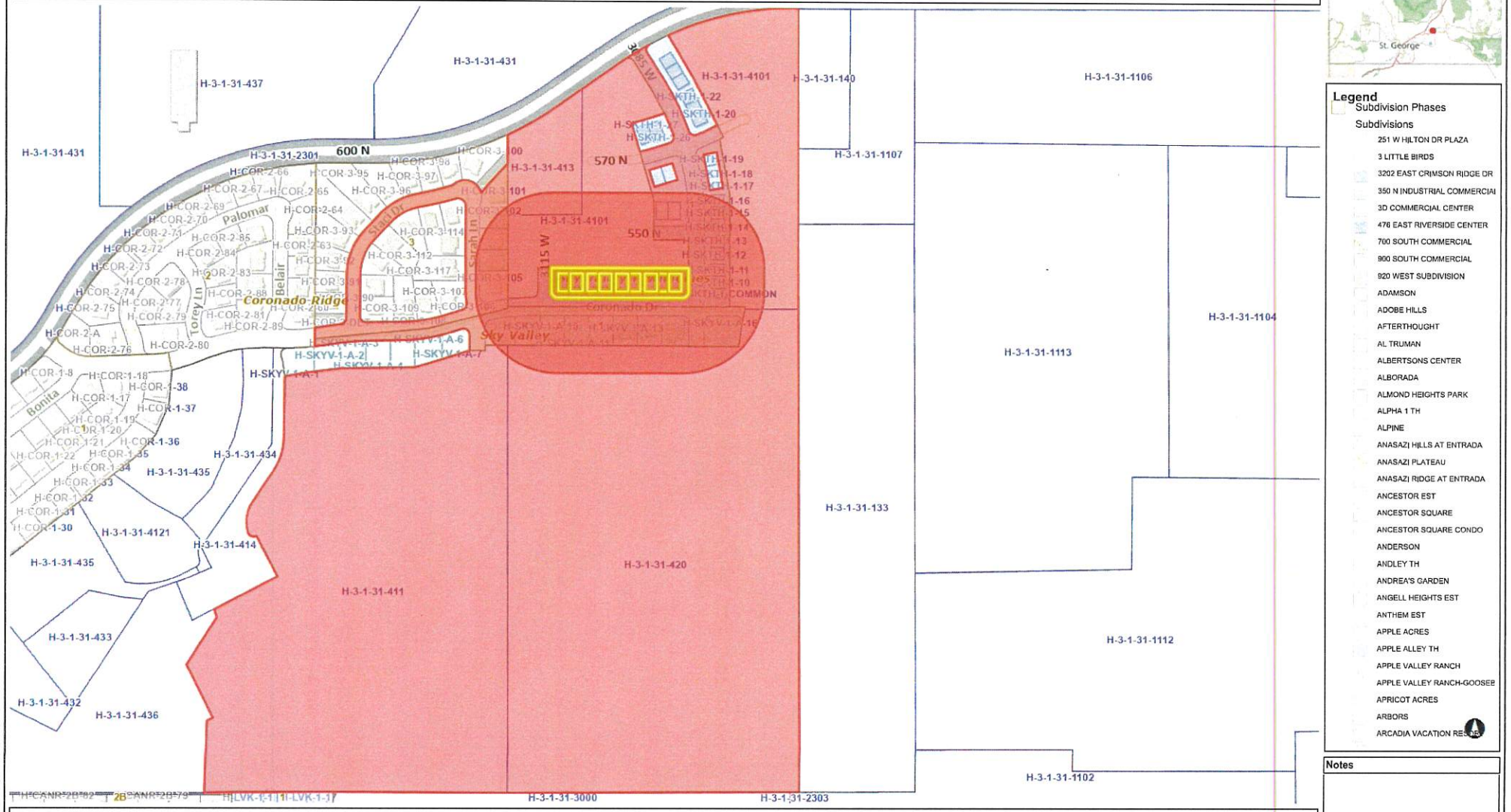
(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date deemed to be complete: _____ Completion determination made by: _____

TAX_ID	NAME	ADDRESS	CITY	STATE	ZIP
H-COR-3-102	ELDRIDGE THOMAS A & MARY JO	590 N SARAH LN	HURRICANE	UT	84737
H-COR-3-105	FLORES ADALY & NIKELLE HOLLY	562 N SARAH LN	HURRICANE	UT	84737
H-SKTH-1-COMMON	GEMSTONE CUSTOM HOMES INC	4560 S DECATUR BLVD STE 202	LAS VEGAS	NV	89103
H-COR-3-104	GILES MIKENSEY & WACEY L	574 N SARAH LN	HURRICANE	UT	84737
H-3-1-31-413	JACI PROPERTIES LLC	PO BOX 1516	WASHINGTON	UT	84780-1516
H-COR-3-101	MACDONALD MYLEE	1881 W ANDESITE DR	HURRICANE	UT	84737-1402
H-SKYV-1-A-9	MORRIS ROBERT LUTHER TR	3117 W CORONADO DR	HURRICANE	UT	84737
H-3-1-31-420	SHOSHONE LAND CO LLC	4560 S DECATUR BLVD STE 202	LAS VEGAS	NV	89103
H-COR-3-103	STEADMAN ROLAND MAX JR & CAROL DIANN S TRS	693 PARK AVE	LOGAN	UT	84321
H-SKYV-1-A-13	WOODCOX JERRY	3099 W CORONADO DR	HURRICANE	UT	84737

Mailing List



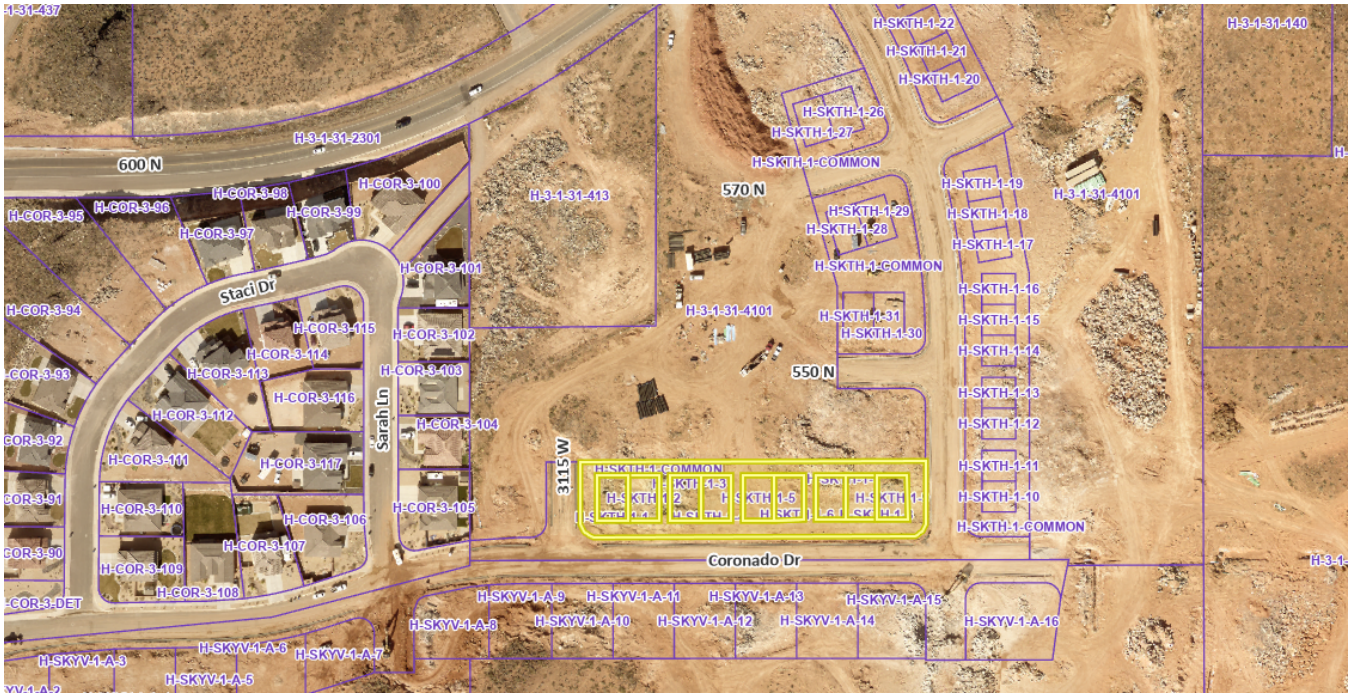
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-AFP-11
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Shoshone Land Company
Agent:	Frank Lindhardt
Request:	Approval of an Amended Final Plat
Location:	Approximately 3100 W Coronado Dr
Zoning:	R1-8 PDO
General Plan Map:	Single Family

Discussion: The applicant has applied to amend the final plat for Sky Valley Phase 1A. The applicant is looking to convert nine townhome units to six single family units.



JUC Comments

1. **Public Works:** No comments
2. **Power:** Must redesign power system to accommodate new lot line adjustments
3. **Water:** Extra water meters need to be cut and capped at the main. See attached.
4. **Streets:** No comments
5. **Sewer:** No comments
6. **Engineering:** It seems three documents (minimum) are necessary to accomplish the applicant's intention: (1) Revised Construction Plans that have been approved by the JUC, (2) an amended Final Plat for Sky Valley Townhomes Phase 1, and (3) an original Final Plat. The amended Final Plat for Sky Valley Townhomes Phase 1 would remove the portion of common area bound by the existing subdivision boundary, 3115 W, 3085 W, and lots 1 to 9 from the existing Sky Valley Townhomes Phase 1 subdivision, then the original Final Plat (named Sky Valley Phase 1A or Sky Valley Phase 2) would create the proposed lots. Engineering would recommend an amended plat and an original plat instead of just a plat amendment to Sky Valley Phase 1A because the townhome units are subject to covenants, conditions, and restrictions (CC&R's, document 20220043012) that vary from the CC&R's of the single family lots (document 20230002598). CC&R's are made a part of a subdivision through the owner's dedication on a Final Plat.
7. **Fire:** No hydrant locations shown
8. **Phone:** No comments
9. **Cable:** Move infrastructure as needed. Add Centurylink notes for construction drawings
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat does not meet amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2022. The following are the key items:
    a. The plat does depict only the portion of the subdivision that is proposed to be amended
    b. The plat does not include a plat name distinguishing the amended plat from the original plat
    c. The plat does not provide an amendment note
    d. Does not include references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The preliminary plat for Sky Valley and Sky Valley Townhomes includes a requirement to decrease the development by three units in order to match the approved density. This amendment would accomplish that.
4. Utility meters and services will need to be moved and capped to match the new lot lines

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff recommends continuing this item until the amended final plat standards can be met.

CORPORATION ACKNOWLEDGMENT

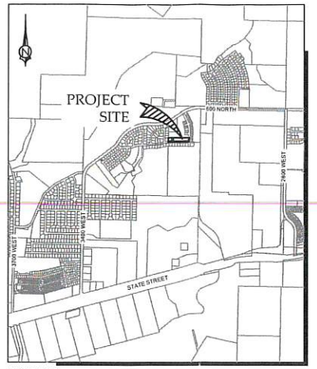
STATE OF _____ }S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, NANETTE BILLINGS, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MAYOR OF THE HURRICANE CITY, A MUNICIPAL CORPORATION, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP
(1"=2000')

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

SKY VALLEY PHASE 1-A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____
DATE

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR No.9481170 TRAVIS W. SANDERS STATE OF UTAH

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°44'58" E 3137.42 FEET ALONG THE CENTER SECTION LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 0°15'02" E 1605.27 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 31, POINT BEING ON THE CENTERLINE OF CORONADO DRIVE AS SHOWN ON SKY VALLEY PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 89°48'55" W 621.68 FEET ALONG SAID LINE, TO A POINT ON THE EAST BOUNDARY OF CORONADO RIDGE PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 0°11'08" E 128.00 FEET ALONG SAID LINE; THENCE S 89°48'55" E 621.68 FEET, TO A POINT ON THE CENTERLINE OF 3085 WEST STREET AS SHOWN ON SKY VALLEY TOWNHOMES, PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 0°11'05" W 128.00 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 79,575 SQ FT OR 1.83 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

SKY VALLEY PHASE 1-A

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20__. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SHOSHONE LAND CO, L.L.C.
(A NEVADA LIMITED LIABILITY COMPANY)

_____
FRANK G. LINDHARDT, MANAGING MEMBER
SHOSHONE LAND COMPANY L.L.C.

GEMSTONE CUSTOM HOMES, INC
(A UTAH CORPORATION)

_____
FRANK G. LINDHARDT, PRESIDENT
GEMSTONE CUSTOM HOMES, INC.

HURRICANE CITY
(MUNICIPAL CORPORATION)

_____
NANETTE BILLINGS, HURRICANE CITY MAYOR

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, FRANK G. LINDHARDT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SHOSHONE LAND CO, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SHOSHONE LAND CO, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, FRANK LINDHARDT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF COMMUNITY GEMSTONE CUSTOM HOMES, INC., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

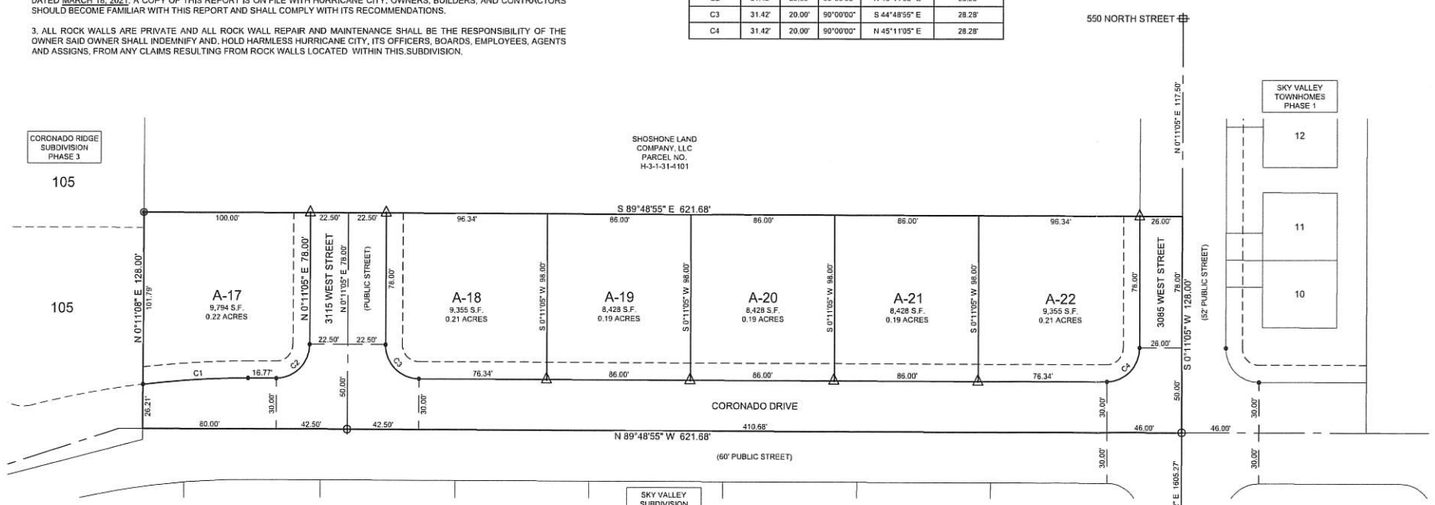
GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.

2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TEST & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED MARCH 18, 2021. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.

3. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER SAID OWNER SHALL INDEMNIFY AND, HOLD HARMLESS HURRICANE CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS.SUBDIVISION.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.39'	530.00'	6°51'08"	S 86°45'31" W	63.35'
C2	31.42'	20.00'	90°00'00"	N 45°11'05" E	28.28'
C3	31.42'	20.00'	90°00'00"	S 44°48'55" E	28.28'
C4	31.42'	20.00'	90°00'00"	N 45°11'05" E	28.28'



LEGEND

- SECTIONAL MONUMENTATION (FOUND; TYPE, DATE, AGENCY AND LOCATION ETC, AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED, (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.50' ALONG PROJECTION OF LOT LINE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE GENERAL NOTES ON SHEET 1 OF 2)
- CENTERLINE
- SECTION LINE

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____ A.D. 20___.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20___	APPROVED AS TO FORM, THIS THE ___ DAY OF _____, A.D. 20___	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH / NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

SKY VALLEY PHASE 1-A

LOCATED IN
NW 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

SKY VALLEY PHASE 1-A
LOCATED IN
NW 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

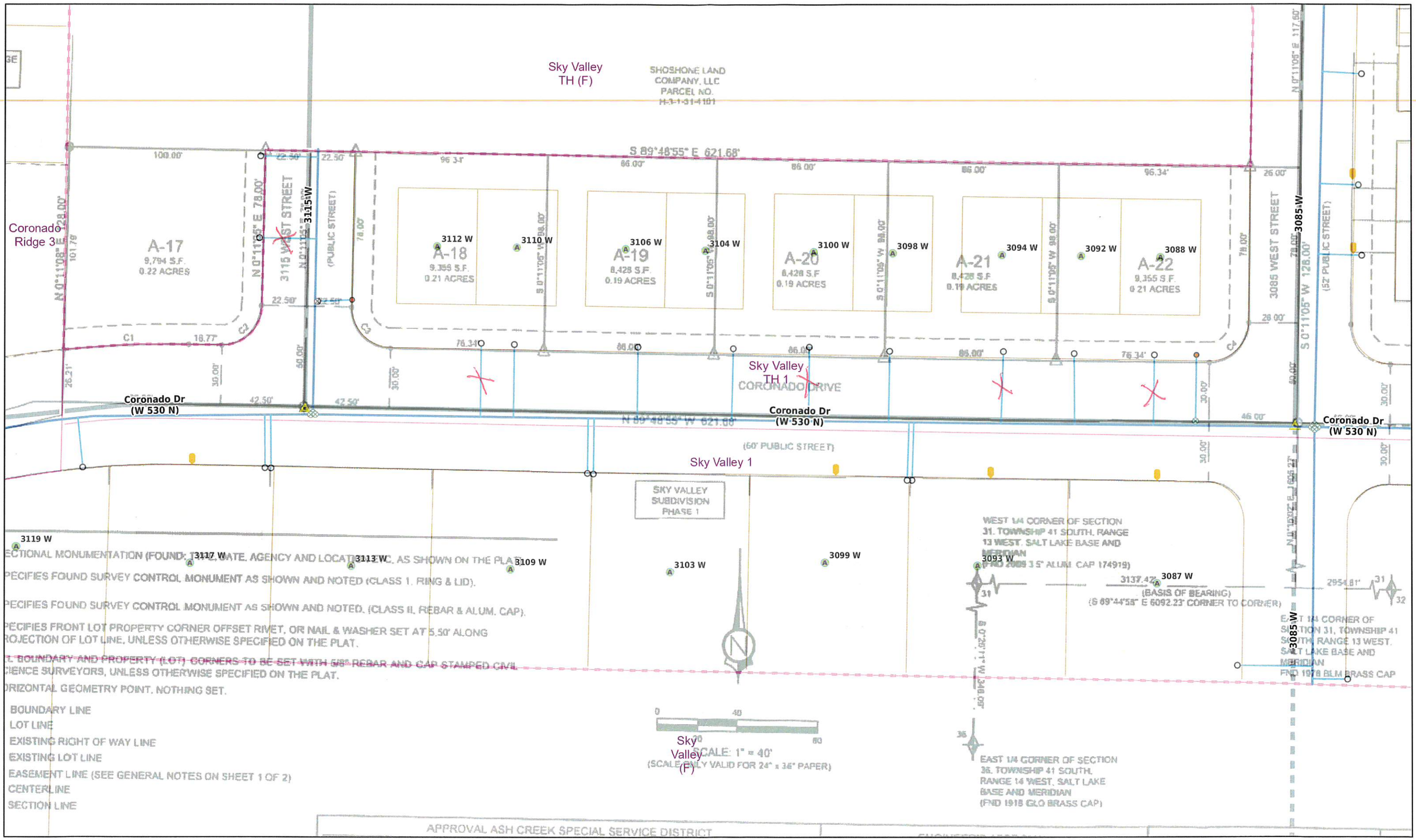
PROJ. #: 21065.018
DRAWN BY: PJW
DATE: 12-9-2022
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 40'

SHEET 1 OF 1

Subdivision Reference Map

Sky Valley 1A

Subdivision Reference



GIS DEPARTMENT HURRICANE CITY UTAH

0 20 40 80 120 160 Feet

This map is provided on an as is basis. The City of Hurricane makes no warranties expressed or implied as to the quality, and completeness, of the map and data provided. While the City of Hurricane has reviewed the information on this map, in no event shall the City of Hurricane be liable for damages arising from use by others.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: $250.00 Fee
File No. 2023-CUP-10
Receipt No. 8-168486

APPLICATION & SUBMITTAL CHECKLIST

Name: Blow Sand LLC / Glampers Inn Jellystone / Scott Nielson Telephone: 435-229-1673

Address: 505 S. Sand Hollow Rd. Fax No. _____

Email: gocamping21@gmail.com Agent Email: _____

Agent (If applicable): Turnbow Signs Agent's Phone: 435-669-0780

Address of Subject Property: 505 S. Sand Hollow Rd Hurricane, UT 84737

Tax ID of Subject Property: H-4-2-1-331-GS1 Zone District: Z-C

Proposed Conditional Use: (Describe, use extra sheet if necessary) Erect a sign of 35' plus an 8' 6" light on top to match Jellystone Resort theme instead of doing 6 large signs along SH Rd.

This application shall be accompanied by the following:

____ 1) A plot plan showing the following:
- ____ Property boundaries, dimensions, and existing streets.
- ____ Location of existing and proposed building or livestock facility
- ____ Adjoining property lines and uses within one hundred (100) feet of subject property.

✓ 2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.

____ 3) Building floor plans for new construction

____ 4) A statement of how the applicant intends to meet the conditions for the use desired

____ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

****

(Office Use Only)
Date Received: _____ Received by: _____
Date application deemed to be complete: _____ Completion determination made by: _____

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

a. Standards for a reception center:

(1) Hours of operation must be compatible with adjoining uses and comply with Hurricane City noise regulations.
(2) Parking must be provided.
(3) The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
(4) The center must have an approved site plan.
(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board.

b. Standards for an agricultural industry:

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

c. Standards for a public stable:

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) Site must contain adequate off-street parking for customers. All trailers must be contained on site.

d. Standards for an assisted living facility:

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
(2) The facility shall be licensed by the State of Utah.
(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights:

(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use

f. Standards for greater size:

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.
(3) The building must be for a use permitted in the zone in which it is located.

h. Standards for metal buildings:

(1) In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

APPEALS

Any person adversely affected by a decision regarding the transfer, issuance, or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
: ss
COUNTY OF)

I (we), Scott T. Nielson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached conditional use permit application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2 day of May 2023

(Notary Public)

KATIE JO LEAVITT
Notary Public, State of Utah
Commission # 721750
My Commission Expires On
November 30, 2025

Residing in: Hurricane, UT

My Commission Expires: November 30, 2025

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached conditional use permit application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-CUP-10
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Blow Sand LLC/Glampers Inn
Agent:	Turnbow Signs
Request:	A conditional use permit for a sign of greater height and size
Location:	505 S Sand Hollow Road
Zoning:	PC
General Plan Map:	Planned Community

Discussion: The applicant is the developer for the Glampers Inn project. They are working on a signage plan for the whole project and desire to have one sign for the overall development to advertise that would be larger and taller than the code otherwise allows. The maximum size for a freestanding sign is 200 sq ft and the maximum height is 35 feet. The applicable codes are below:

10-36-7: SIGN DEVELOPMENT STANDARDS
E. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering styles, scale, symbols, and size of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign in excess of the maximum size permitted by this chapter when considering the overall sign plan.

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

e. Standards for greater heights and size than permitted by this Code:

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.
(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located.
(4) In no event shall a building exceed 55 feet in height.
(Ord. 2018-14, 12-20-2018)

There are several items for the Planning Commission to consider with this application

- The Planning Commission heard a similar application for the Obsidian resort development. Unlike that development there is already construction begun within this project however this is not "immediately adjacent" to any currently under construction part of the park.
- The Conditional Use Permit code was written only with buildings in mind. "Building" is defined as *"a permanently located structure having a roof supported by columns or walls for the shelter, housing, or enclosure of any person, animal, article, or chattel."* HCC 10-36-7 states that "*[freestanding] signs shall not exceed 35 feet in height."*
- There are planned to be several other commercial uses within the park that would presumably also be using the sign for advertising purposes.
- The plans show some type of lantern/lighthouse fixture on top. This is most likely in violation of the following provisions of HCC 10-33-7:
    - *2. Requirements. Only lighting that is needed shall be installed.*
    - *a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.*
    - *(1) Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards.*
    - *h. Signs. Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting.*
    -

Findings:

1. Staff does not believe that it is possible to permit a sign over 35’ in height under City Code and staff has serious concerns that this plan violates city lighting ordinances.
2. Staff believes that this plan meets the standards of HCC 10-36-7 with regards to the greater size

Recommendation: Staff would recommend the Planning Commission consider the standards of the conditional use permit code and whether this application meets those standards. Staff would recommend that the Planning Commission grant the application for a greater size sign and deny the application for a sign of greater height.

Thoughtwell DESIGN

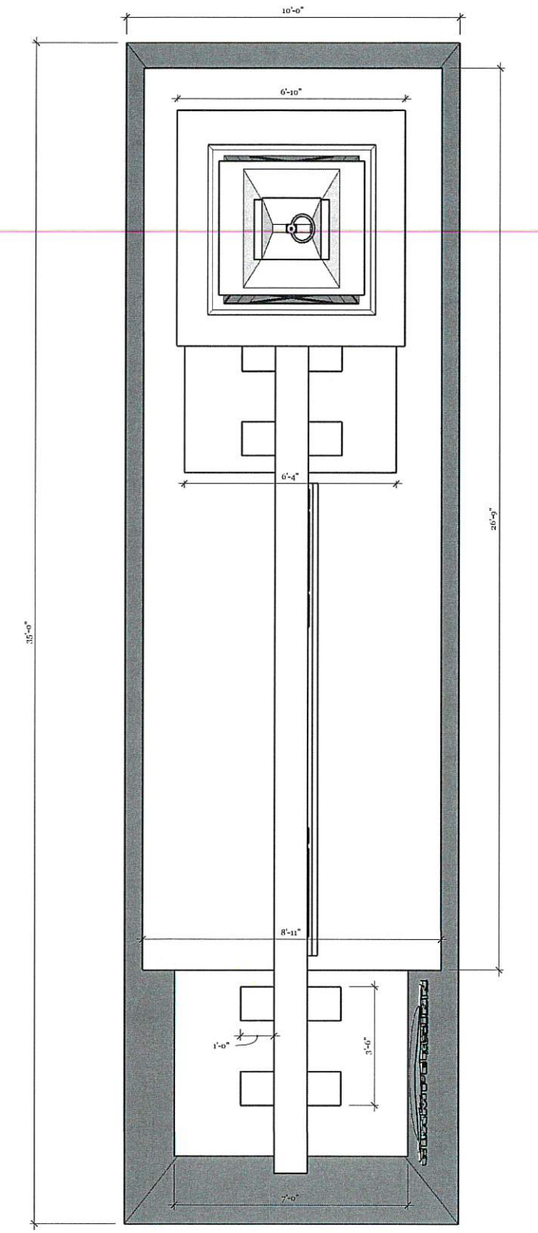
BRAD SHELTON 435-705-3593

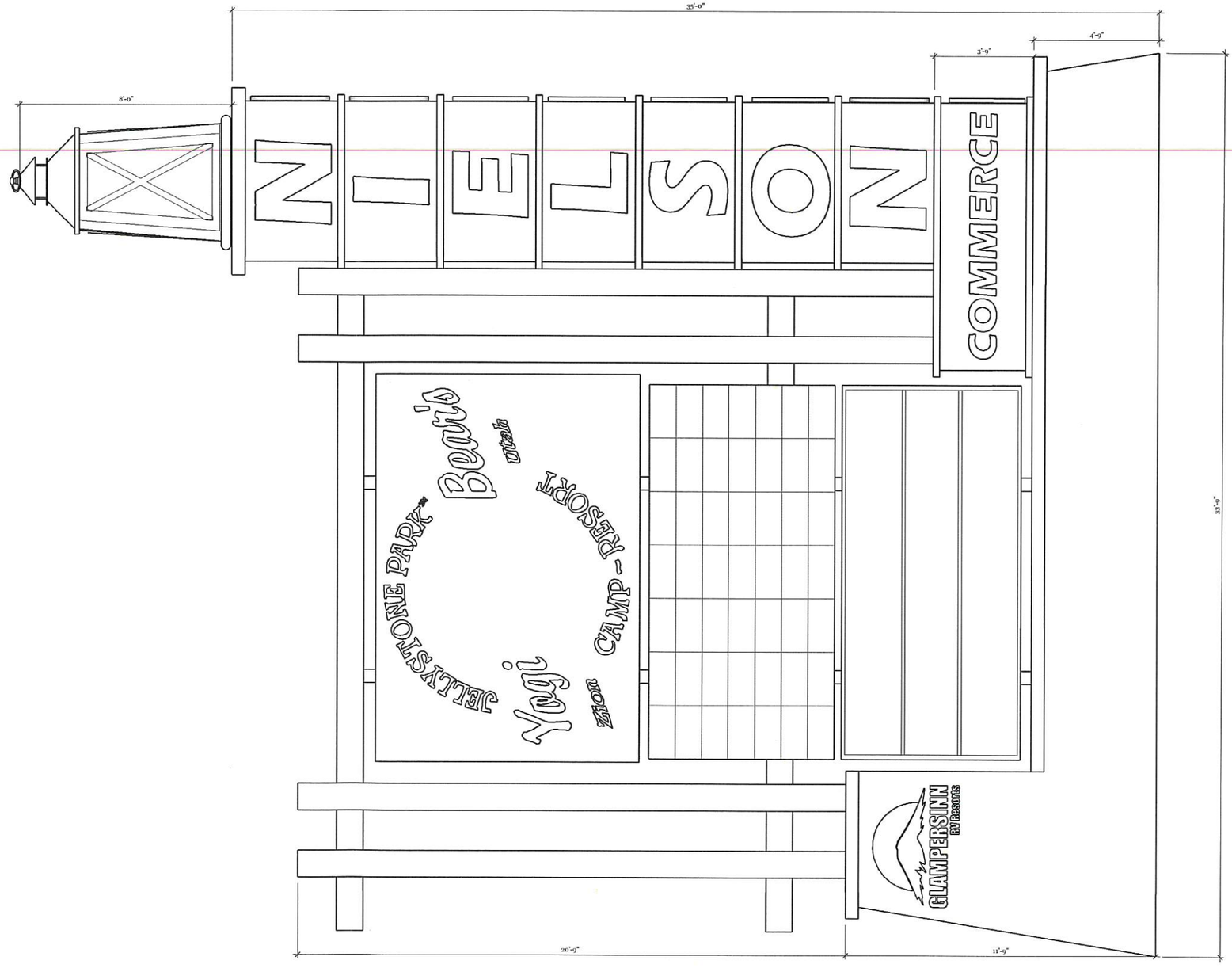
GLAMPERSINN RV Resorts

SCOTT NIELSON
ZION UTAH JELLYSTONE PARK

MARQUEE SIGN

April 21, 2023





SCALE: 1/2"=1'0"

Thoughtwell DESIGN
BRAD SHELTON 435-705-2503

GLAMPERSINN RV Resorts

SCOTT NIELSON
ZION UTAH JELLYSTONE PARK
MARQUEE SIGN

REVISIONS		
	MM/DD/YY	REMARKS
1	__/__/__	--
2	__/__/__	--
3	__/__/__	--
4	__/__/__	--
5	__/__/__	--

A 01

Proposed signage that complies with code if larger conditional use permit not approved.

Site Plan

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: $200.00 Fee
File No. _____
Receipt No. _____

Name: Mike Davey, BHD Architects Telephone: 801.631.9722

Address: 65 East Wadsworth Park Drive, Draper, Utah Fax No. _____

Email: mike@bhdarchitects.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 310 West 100 South, Hurricane, Utah

Tax ID of Subject Property: H-257-B-1, H-257-B-2, H-257-C Zone District: GC General Commercial

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

Church Seminary. Existing building will be removed and a new seminary and site improvements will be constructed. The 4 lots that comprise the 0.56 acres will be consolidated into one lot.

This application shall be accompanied by the following:

X 1. A vicinity map showing the general location of the project.
X 2. Three (3) copies of a site plan showing:
- X Topography showing 2' contours, identification of 30% or greater slopes:
- X The layout of proposed uses.
- N/A Location of open space when applicable.
- X Proposed access to the property and traffic circulation patterns.
- X Adjoining properties and uses:
- N/A Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
X 4. Tables showing the number of acres in the proposed development and a land use summary; and
N/A 5. A phased development plan if applicable.
X 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
X 7. Signed and notarized Acknowledgment Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we),_____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

I (we),_____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s)_BHD Architects___ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We,_____am/are the applicant(s) of the application known as Hurricane Seminary located on parcel(s) H-257-B-1, H-257-B-2, H-257-C within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 5 day of May, 20 23.

Applicant Name: Mike Davey, BHD Architects

Name of Signer (if different from Applicant Name): _____

Title of Signer: _____

Signature: _____

STATE OF_____)

COUNTY OF_____)

On the_____day of_____, 20____, personally appeared before me_____, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: _____

My Commission Expires: _____

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use.
b. Any public or civic use.
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

SCHEDULE A

Order Number: **8-006227**

1. Effective date: **March 30, 2023 at 7:45 a.m.**

2. Policy or Policies to be issued: Amount of Insurance
   (a) ALTA Owner's **$**

   Proposed Insured: **TITLE REPORT ONLY-NO TITLE INSURANCE COMMITTED FOR**

   (b) ALTA Loan **$**

   Proposed Insured:

   (c) ALTA Loan **$**

   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is

   Fee Simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

   The Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole

5. The land referred to in this Commitment is in the State of Utah, County of **Washington** and is described as follows:

   SEE ATTACHED LEGAL DESCRIPTION.

Purported Address:

310 West 100 South
Hurricane Utah, 84737

STATEMENT OF CHARGES
These charges are due and payable.

Title Report Only **$500.00**

SCHEDULE A

Order Number: **8-006227**

LEGAL DESCRIPTION

Parcel 1:

All of Lot 13, Block 1, Alpha Villa Subdivision, a Subdivision according to the official plat thereof on file and of record in the office of the **Washington** County Recorder.

Parcel No.: H-257-C

Parcel 2:

The East 30.0 feet of Lot 14, Block 1, Alpha Villa Subdivision, a Subdivision according to the official plat thereof on file and of record in the office of the **Washington** County Recorder.

Parcel No.: H-257-B-2

Parcel 3:

All of Lot 14 and 15, Block 1, Alpha Villa Subdivision, according to the official plat thereof on file and of record in the office of the **Washington** County Recorder, located in Lot 14, Block 15, Hurricane Field Survey. Less any portion already conveyed to the LDS Church, said parcel more particularly described as follows: Beginning at the Northwest corner of Lot 15, Block 1, Alpha Villa Subdivision, located South 89°51’40” East 297.00 feet from the Northwest corner of Lot 14, Block 15, Hurricane Field Survey, located in the Southeast Quarter of Section 34, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence South 89°51’40” East 124.00 feet; thence South 106.00 feet; thence North 89°51’40” West 124.00 feet; thence North 106.00 feet to the point of beginning.

Parcel No.: H-257-B-1

SCHEDULE B – SECTION 1

Order Number: **8-006227**

REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

TO-WIT:

NOTICE TO APPLICANT: The land covered herein may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc. which are not covered by this Commitment or insured under a title insurance policy.

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available on request from the Company. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

1. **There are no requirements at this time.**

Your Order has been assigned to **Spring Johnson** for full service escrow at **382 South Bluff Street, Suite 100**, **St. George**, **Utah 84770**. For any escrow/closing questions please call **(435) 688-8808,** or email **spring@backmantitle.com**.

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies.
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SCHEDULE B – SECTION 2

Order Number: **8-006227**

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.

2. Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

9. Lien of taxes, not yet due and payable:
   Year: 2023
   Parcel No.: H-257-C, H-257-B-2, H-257-B-1
   Prior year: 2022 Exempt

10. Said property is located within the boundaries of Hurricane City (435-635-2811) and is subject to all assessments and service charges levied hereunder.

11. Easement, and the terms and conditions thereof:
    Grantee: Hurricane Canal Company, a Utah Corporation
    Recorded: January 9, 1979
    Entry No.: 200463
    Book/Page: 245/900
    Purpose: For construction, operation, maintenance and inspection of Diversion Canal Lining and/or Pipeline
    Area Affected: A 10 x 10 foot portion of the Northeast corner of Parcel 1

12. Matters as disclosed by that certain Survey dated May 22, 1996, prepared by Alpha Engineering Co., Project No. RS 005531-09, which includes, but is not limited to, the following:

    Existing fence line not on property lot line.
    North line of Parcels 1 and 2.
    Lot line between Parcels 2 and 3.
    West line of Parcel 3.

13. Vehicular Access to Parcels 2 and 3 appears to be gained utilizing Tiger Boulevard which is located on property owned by Board of Education of Washington County School District, a Utah Body Corporate, and is subject to any limitations and agreements thereto.

SCHEDULE C

Order Number: **8-006227**

Chain of Title

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

Document Name	Recording Date	Entry No.	Book	Page
NONE				

WIRE FRAUD WARNING

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, using fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

If you need to wire transfer money to Backman Title Services we will provide our wire transfer instructions to you. Backman Title Services will not change our wire transfer instructions after you have received them from us and we will never ask you to wire money into an account with a name different than Backman Title Services. If you receive conflicting wire transfer instructions - STOP - then call us using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known telephone number, not one provided in an email, or using previously validated account information which we already have on file.

We are not responsible for any wires sent by you to an incorrect bank account.

First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.
In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.
There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.
FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.
Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Account 0071061

Location

Account Number 0071061
Parcel Number H-257-B-1
Tax District 03 - Hurricane City
Acres 0.30
Situs 0, HURRICANE
Legal Subdivision: ALPHA VILLA (H) Lot: 14, Subdivision: HURRICANE FIELD SUR BLK 15 (H) LESS: E 30 FT & LOT 15 BLK 1

Parent Accounts
Parent Parcels
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Owner

Name LDS CORP OF PRES OF CHURCH
Additional Names C/O: LDS CHURCH TAX DIVISION Attention: 516-4893
50 E NORTH TEMPLE ST STE 2225
SALT LAKE CITY, UT 84150-0022

Value

Market (2022) $96,900
Taxable $0
Tax Area: 03 **Tax Rate:** 0.007951

Type	Actual	Assessed	Acres
Exempt	$96,900		0.300

Transfers

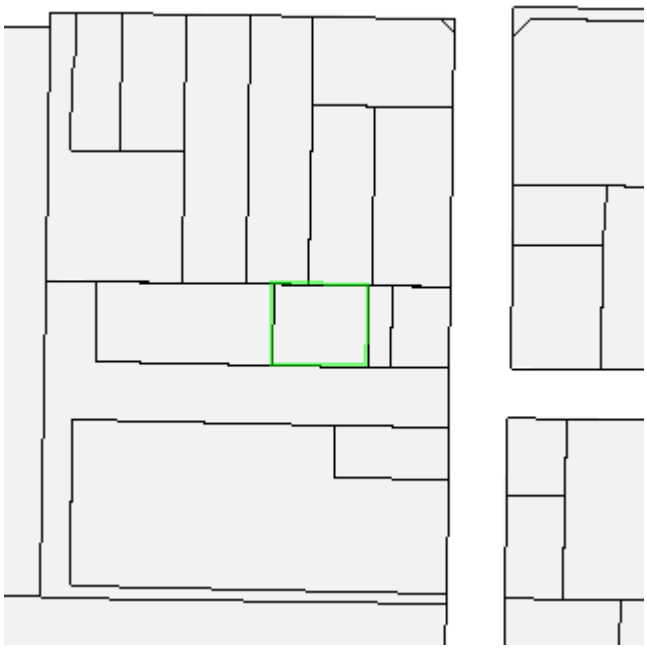
Entry Number	Recording Date	
00537738	07/09/1996 11:30:00 AM	B: 1017 P: 123
20090048182	12/22/2009 03:58:25 PM	
20100006647	03/01/2010 04:23:46 PM	
20100006648	03/01/2010 04:23:46 PM	
20100043974	12/30/2010 10:52:48 AM	
20110000235	01/04/2011 09:18:39 AM	
20230000513	01/06/2023 09:51:56 AM	

Tax

Tax Year	Taxes
2022	$0.00
2021	$0.00

Images

- GIS



Account 0270291

Location

Account Number 0270291
Parcel Number H-257-B-2
Tax District 03 - Hurricane City
Acres 0.07
Situs 0, HURRICANE
Legal Subdivision: ALPHA VILLA (H) Lot: 14, Subdivision: HURRICANE FIELD SUR BLK 15 (H) E 30 FT LOT 14 BLK 1 ALPHA VILLA SUB

Parent Accounts
Parent Parcels
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Owner

Name LDS CORP OF PRES OF CHURCH
Additional Names C/O: LDS CHURCH TAX DIVISION Attention: 516-4893
50 E NORTH TEMPLE ST STE 2225
SALT LAKE CITY, UT 84150-0022

Value

Market (2022) $19,500
Taxable $0
Tax Area: 03 **Tax Rate:** 0.007951

Type	Actual	Assessed	Acres
Exempt	$19,500		0.070

Transfers

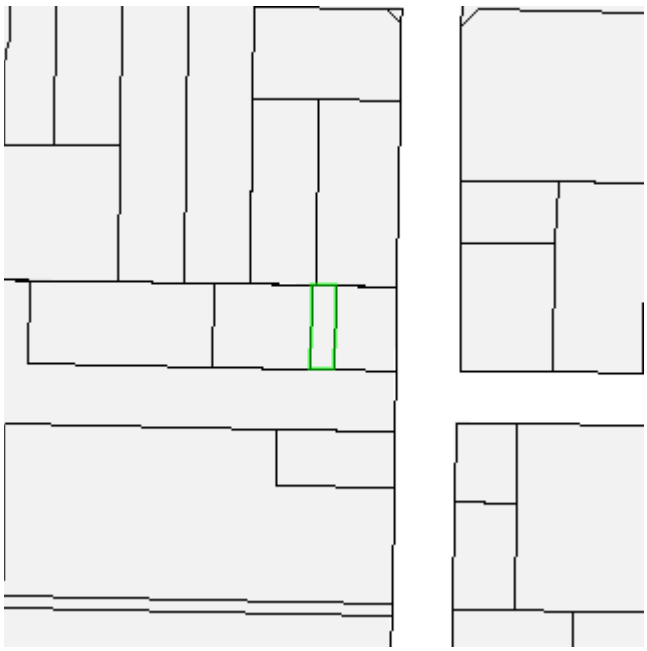
Entry Number	Recording Date
20090048182	12/22/2009 03:58:25 PM
20100006647	03/01/2010 04:23:46 PM
20100006648	03/01/2010 04:23:46 PM
20100043974	12/30/2010 10:52:48 AM
20110000235	01/04/2011 09:18:39 AM
20230000513	01/06/2023 09:51:56 AM

Tax

Tax Year	Taxes
2022	$0.00
2021	$0.00

Images

- GIS



Account 0071079

Location

Account Number 0071079
Parcel Number H-257-C
Tax District 03 - Hurricane City
Acres 0.19
Situs 0, HURRICANE
Legal Subdivision: ALPHA VILLA (H) Lot: 13, Subdivision: HURRICANE FIELD SUR BLK 15 (H)

Parent Accounts
Parent Parcels
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Owner

Name LDS CORP OF PRES OF CHURCH
Additional Names C/O: LDS CHURCH TAX DIVISION Attention: 516-4893
50 E NORTH TEMPLE ST STE 2225
SALT LAKE CITY, UT 84150-0022

Value

Market (2022)	$53,000
Taxable	$0

Tax Area: 03 **Tax Rate:** 0.007951

Type	Actual	Assessed	Acres
Exempt	$53,000		0.190

Transfers

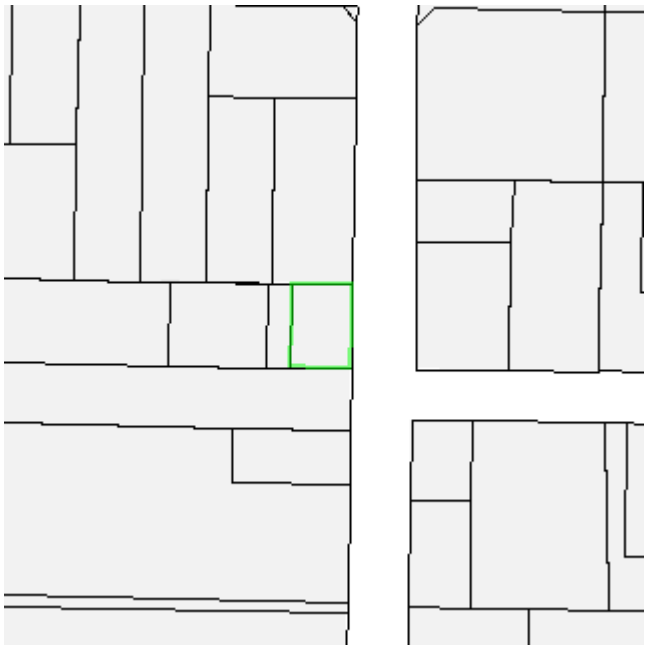
Entry Number	Recording Date
20090048182	12/22/2009 03:58:25 PM
20100006647	03/01/2010 04:23:46 PM
20100006648	03/01/2010 04:23:46 PM
20100043974	12/30/2010 10:52:48 AM
20110000235	01/04/2011 09:18:39 AM
20230000513	01/06/2023 09:51:56 AM

Tax

Tax Year	Taxes
2022	$0.00
2021	$0.00

Images

- GIS



310 W 100 S

Legend

- Site Address Points
- ZIP Codes
- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PSP-12
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Mike Davey, BHD Architects
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	310 W 100 S
Zoning:	HC
General Plan Map:	General Commercial

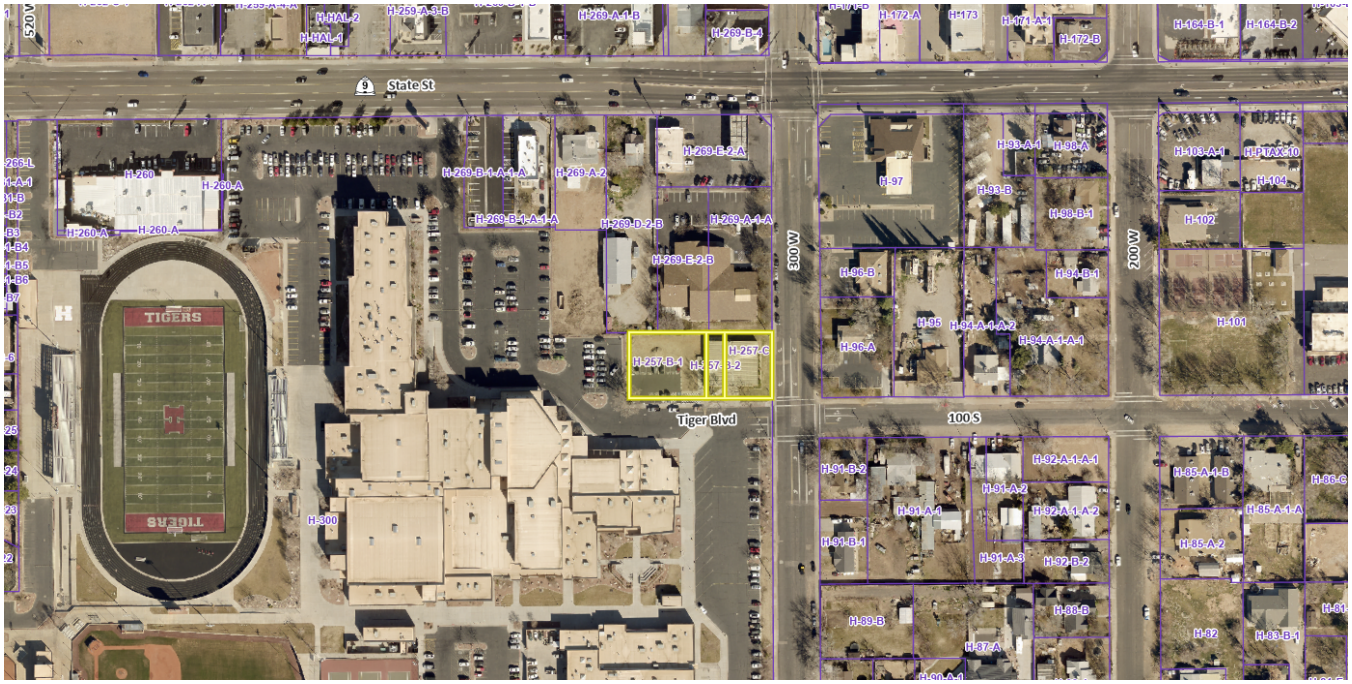
Discussion:
The applicant has filed a preliminary site plan for a new LDS Seminary building adjacent to Hurricane High School. The current facility is old and needs to be torn down, as there are visible cracks in the walls. Since the new proposed building will be slightly bigger and have a different configuration than the old building a full preliminary site plan process is required.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Need to know the size of service required volts and amps. Development needs to buy a new transformer to install on the northeast corner. Developer to install new three phase vault on northeast corner of property.
3. **Water:** Okay
4. **Street:** Okay with plans
5. **Sewer:** Use lateral existing on site.
6. **Engineering:** The three existing parcels should be merged into one parcel and the use of the high school driveway should be formalized. It's suspected that existing public utilities aren't protected by a formal public utility easement. Would suggest implementing a shared parking lot with the school. It seems more parking stalls would be available and motorists would be more willing to use the parking stalls if there's more than one access to them. Cross access easement from

property line to 26’ from lip of proposed gutter. Current high school driveway is nonconforming with City Code, may be acceptable for this project as it is off-site.

7. **Fire:** Okay
8. **Phone:** Add Centurylink notes for construction drawings
9. **Cable:** No comments
10. **Gas**: No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The proposed use is a permitted use in the Highway Commercial zoning.
2. Parking Requirement: They are requesting a reconfiguration of the existing parking lot. Per HCC 10-34-10

School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat

3. There are currently 15 parking stalls on site and the applicant is proposing 15 parking stalls in a different configuration. HCC 10-34-9 states: *Existing commercial buildings. The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.* Where this is an existing use staff has no concerns approving the existing parking as is
    a. Engineering has provided an exhibit (attached to this report) that may increase the number of parking stalls but will require a shared use agreement with the school district
    b. The Planning Commission may approve a shared use parking arrangement with the high school under the following code, however an agreement between the applicant and the school district would be needed:

    c. Shared use parking. The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

    d. 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.

    e. 2. Required parking spaces reserved for persons with disabilities shall not be reduced.

    f. 3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:

    g. a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

    h. b. All spaces to be available without charge;

i. c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and

j. d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.

k.

4. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

a. A full landscape plan will be required with the final site plan. A landscape buffer with 300 W currently exists and is shown to remain

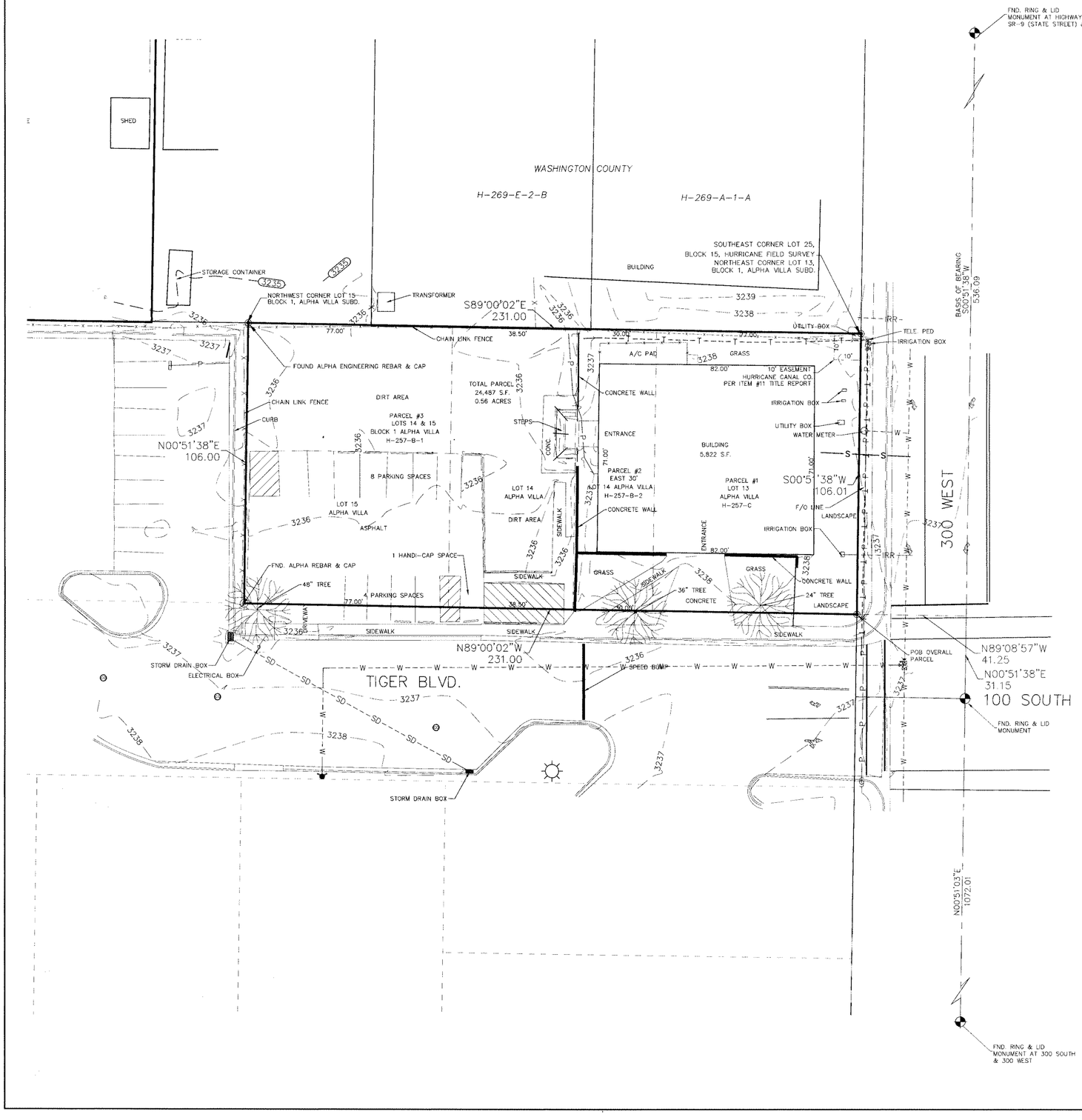
5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. As seen in the parcel map above there are currently three parcels on site. The applicant has submitted a record of survey to combine them into one lot. As this is not in a recorded subdivision the applicant just needs to submit these documents to the Washington County Recorder's office.
7. Building renderings have been submitted, staff has no concerns with the renderings presented. The maximum height in this zone is 35'
8. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan and parking requirement modification subject to JUC and staff comments.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF BLOCK 15, HURRICANE FIELD SURVEY

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, T. 41 S. R. 13 W. SLB&M.



SURVEYOR CERTIFICATION

TO: THE COPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND BACKMAN TITLE SERVICES LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1-2, 4-5, 8, 10, 11(a)(b), 17, AND 18 OF OPTIONAL TABLE "A" THEREOF.

I ALSO CERTIFY: THAT THE FIELD WORK WAS COMPLETED MARCH 29, 2023.

I ALSO CERTIFY: THAT THIS SURVEY WAS PREPARED FROM A GROUND SURVEY, AND AS PER RECORDED DESCRIPTIONS AND A TITLE REPORT FROM BACKMAN TITLE SERVICES LTD.#8-006227 DATED MARCH 30, 2023.

SCOTT P. WOOLSEY
PLS #174919

DATE OF SURVEY MARCH 29, 2023
DATE OF LAST MAP REVISION APRIL 21, 2023

PROFESSIONAL LAND SURVEYOR No. 174919 SCOTT P. WOOLSEY State of Utah

4/11/2023

RECORD BOUNDARY DESCRIPTION

PARCEL #1

ALL OF LOT 13, BLOCK 1 ALPHA VILLA SUBDIVISION. APN: H-257-C.

PARCEL #2

THE EAST 30.0 FEE OT LOT 14 BLOCK 1, ALPHA VILLA SUBDIVISION. APN: H-257-B-2.

PARCEL #3

ALL OF LO 14 AND 15, BLOCK 1 ALPHA VILLA SUBDIVISION. ACCORDING TO THE OFFICIAL PLAT THERE OF IN FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, LOCATED IN LOT 14, BLOCK 15, HURRICANE FIELD SURVEY. LESS A PORTION ALREADY CONVEYED TO THE LDS CHURCH, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 1, ALPHA VILLA SUBDIVISION, LOCATED SOUTH 89°51'40" EAST 297.00 FEET FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 15, HURRICANE FIELD SURVEY, LOCATED IN THE SOUHEAST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'40" EAST 124.00 FEET; THENCE SOUTH 106.00 FEET; THENCE NORTH 89°51'40" WEST, 124.00 FEET; THENCE NORTH 106.00 FEEET TO THE POINT OF BEGINNING. APN:H-257-B-1.

OVERALL PARCEL BOUNDARY DESCRIPTION

Commencing at the control monument at the Intersection of 300 West and 100 South Street; Thence North 00°51'38" East, along the centerline of 300 West Street a distance of 31.15 feet; Thence North 89°08'57" West, a distance of 41.25 feet to the Point of Beginning, said point being the Southeast Corner of Lot 13, of the Alpha Villa Subdivision; Thence North 89°00'02" West along the South line of said Alpha Villa Subdivision, a distance of 231.00 feet to the Southwest Corner of Lot 15, Alpha Villa Subdivision Thence North 00°51'38" East, a distance of 106.00 feet, to the Northwest Corner of said Lot 15; Thence South 89°00'02" East, along the North line of said Alpha Villa Subdivision, a distance of 231.00 feet, to the Northeast Corner of said Lot 13, Alpha Villa Subdivision; Thence South 00°51'38" West, a distance of 106.00 feet, to the Point of Beginning.

Containing: 24,487 Square feet, or 0.56 acres, more or less.

NOTES

1. EXEMPTIONS #2-8, 10, 12-13 ARE GENERAL EXCEPTIONS, AND ARE NOT PLOTTABLE.
2. EXEMPTIONs #1 & 9 ARE REFERENCE TO TAXES THAT ARE EXEMPT FOR 2022.
3. EXEMPTION 11 IS A REFERENCE TO AN EASEMENT FOR HURRICANE IRRIGATION COMPANY PER ENTRY #00200463, BUT IT IS NOT PLOTTABLE ON THE PLAT.
4. EXEMPTION 23 IS A REFERENCE TO A RECORD OF SURVEY PROVIDED BY ALPHA ENGINEERING, SCOTT P. WOOLSEY AND IS SHOWN ON THE PLAT.
5. NO ADDRESS HAS BEEN ASSIGNED TO THIS PROPERTY AT THIS TIME.
6. THERE ARE 12 REGULAR PARKING SPACES AND 1 HANDI-CAP PARKING SPACE ON SITE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 00°51'38" WEST, BETWEEN THE CENTERLINE MONUMENTS LOCATED AT 300 WEST AND SR-9 (STATE STREET) AND 300 WEST AND 100 SOUTH.

LEGEND

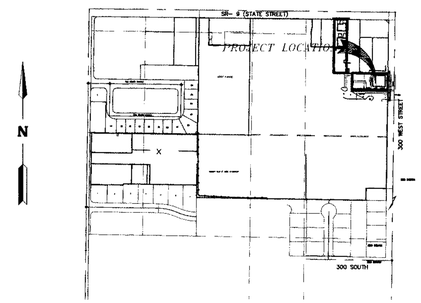
- FOUND CENTERLINE CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP PLS 174919 ALPHA ENGINEERING CO.
- PROPERTY LINE
- CENTERLINE
- EXISTING FENCE LINE

N

SCALE: 1" = 20'

VICINITY MAP

NOT TO SCALE



NO	DATE	BY	DESCRIPTION

REVISIONS

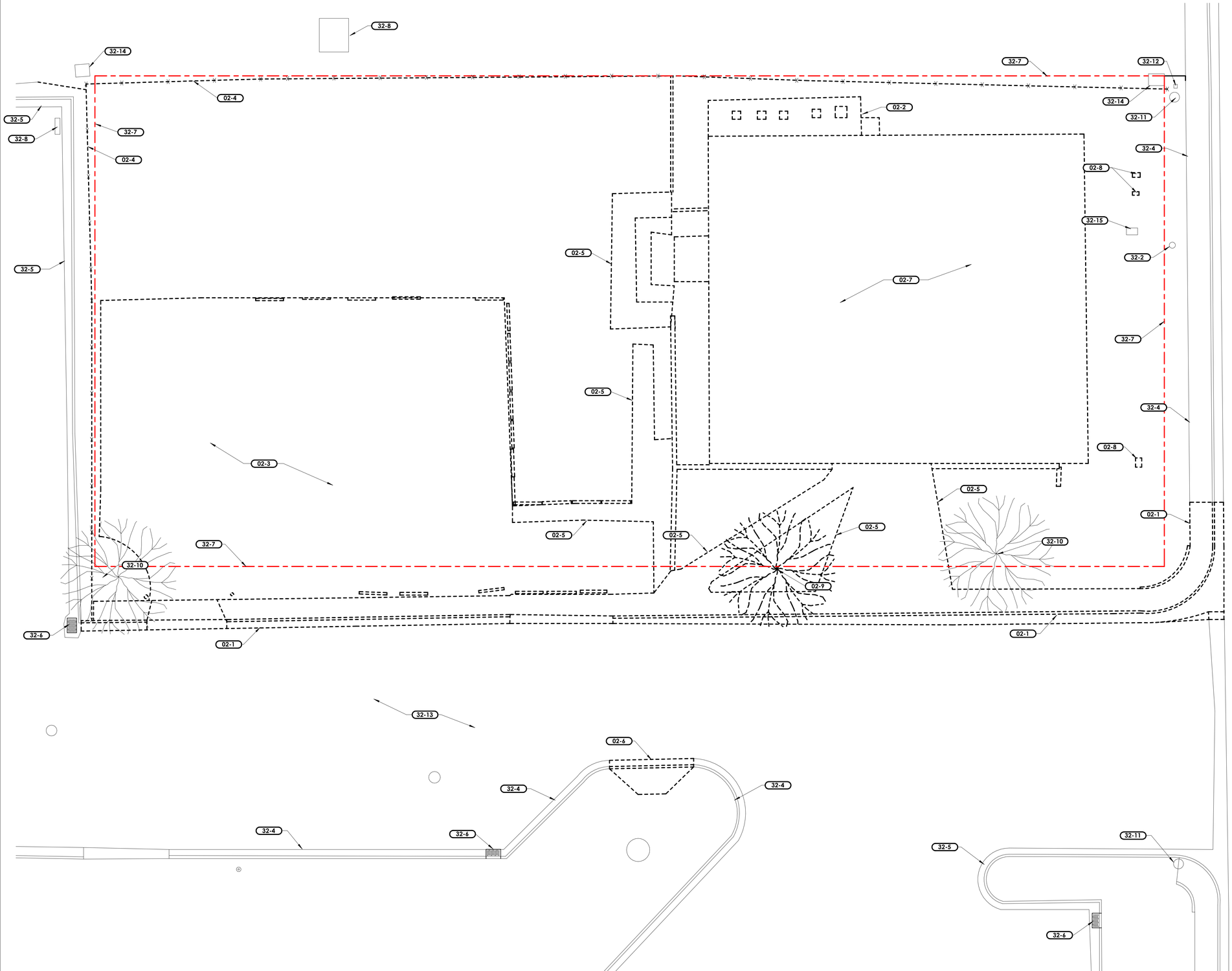
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6053 • alphaengineering.com

TITLE: ALTA/NSPS LAND TITLE SURVEY

PROJECT: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
HURRICANE, UTAH

PROJECT #	498-20
NAME	SPW
DATE	MARCH 25, 2023
SCALE	AS NOTED
SHEET	1 OF 1
FILE	498-20 ALTA SURVEY

I:\498-20 Jonathan K. Peterson\Documents\ALTA Survey\Drawings\Survey Drawings\498-20 ALTA NSPS.dwg, ALTA w/BASE, 4/21/2023 8:53:29 AM, sandipw



Keyed Notes

02-1	Remove existing sidewalk, curb, and gutter.
02-2	Remove mechanical enclosure fence, pad, and equipment. Refer to structural sheets.
02-3	Remove existing asphalt parking lot and wheel stops. Refer to structural sheets.
02-4	Remove existing fence and post foundations.
02-5	Remove existing sidewalks, steps, and handrails.
02-6	Remove existing section of curb and sidewalk in preparation for new ramp.
02-7	Remove existing building and foundations.
02-8	Remove existing irrigation box and equipment.
02-9	Remove existing tree.
32-2	Existing water meter to remain.
32-4	Existing sidewalk, curb and gutter to remain.
32-5	Existing curb and gutter to remain.
32-6	Existing storm drain catch basin to remain.
32-7	Existing property line.
32-8	Existing electrical equipment to remain.
32-10	Existing tree to remain.
32-11	Existing utility pole to remain.
32-12	Existing telephone pedestal to remain.
32-13	Existing asphalt paving to remain.
32-14	Existing concrete box and metal lid to remain.
32-15	Existing above-ground backflow preventer and cover to remain.

1 Demolition Site Plan

Scale: 1" = 10'-0"

5/5/2023 11:26:24 AM

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Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Late
Theodore
Harris
5 May 2023
6278579-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

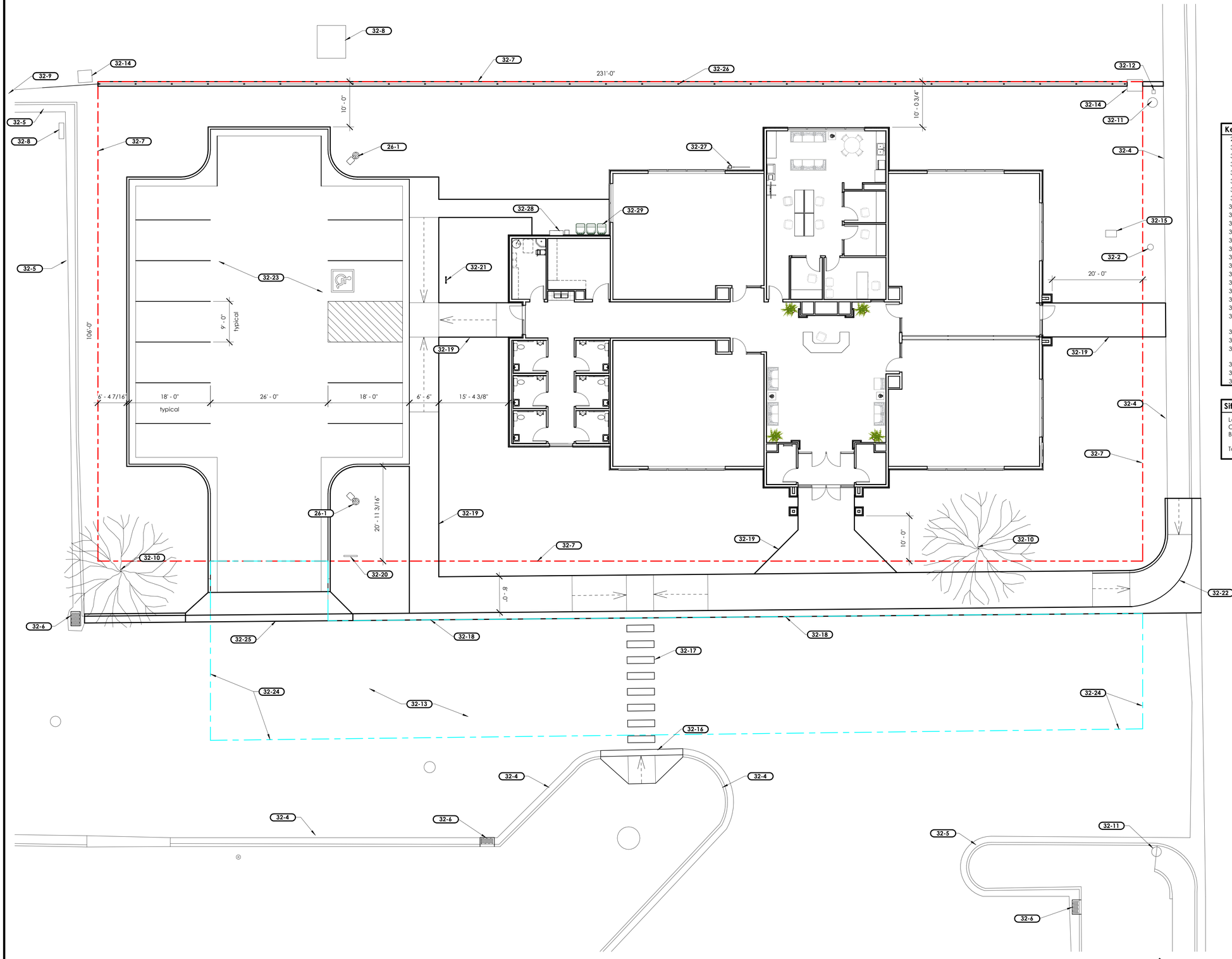
Owner #: 516-4893
Plan Series: 4 Classroom Custom
BHD Project: 2310
Date: 5 May 2023

Drawing Issue and Revision Schedule

#	Date	Description

Demolition Site Plan

D111



Keyed Notes

26-1	New pole light and concrete base.
32-2	Existing water meter to remain.
32-4	Existing sidewalk, curb and gutter to remain.
32-5	Existing curb and gutter to remain.
32-6	Existing storm drain catch basin to remain.
32-7	Existing property line.
32-8	Existing electrical equipment to remain.
32-9	Existing fence to remain.
32-10	Existing tree to remain.
32-11	Existing utility pole to remain.
32-12	Existing telephone pedestal to remain.
32-13	Existing asphalt paving to remain.
32-14	Existing concrete box and metal lid to remain.
32-15	Existing above-ground backflow preventer and cover to remain.
32-16	New concrete accessible curb ramp.
32-17	New painted crosswalk.
32-18	New concrete curb, gutter, and sidewalk.
32-19	New concrete sidewalk.
32-20	New pole-mounted seminary sign.
32-21	New accessible parking sign.
32-22	New concrete corner ramp per city standards.
32-23	New concrete parking lot, curb, and gutter. New painted parking lines.
32-24	New 26 foot wide access easement.
32-25	New concrete drive approach per city standards.
32-26	New prefinished black aluminum rail and picket fence. New 12" x 12" concrete mow strip under the fence.
32-27	New gas meter.
32-28	New main electrical panel and meter.
32-29	New wheeled garbage cans.

Site Areas

Landscaping	10,234 sf (41.8%)
Concrete	6,450 sf (26.4%)
Building	7,803 sf (31.8%)
Total Site Area	24,487 sf (100%)

1 Site Plan

Scale: 1" = 10'-0"

5/5/2023 11:24:26 AM

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LICENSED ARCHITECT
Late
Theodore
Harris
5 May 2023
176578-0001
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Owner #: 516-4893
Plan Series: 4 Classroom Custom
BHD Project: 2310
Date: 5 May 2023

Drawing Issue and Revision Schedule

#	Date	Description

Site Plan

C111

1 Vicinity Site Plan

Scale: 1" = 30'-0"

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LICENSED ARCHITECT
Late Theodore Harris
5 May 2023
6278578-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Date: 5 May 2023
BHD Project: 2310
Plan Series: 4 Classroom Custom
Owner #: 516-4893

Drawing Issue and Revision Schedule

#	Date	Description

Vicinity Site Plan

C110

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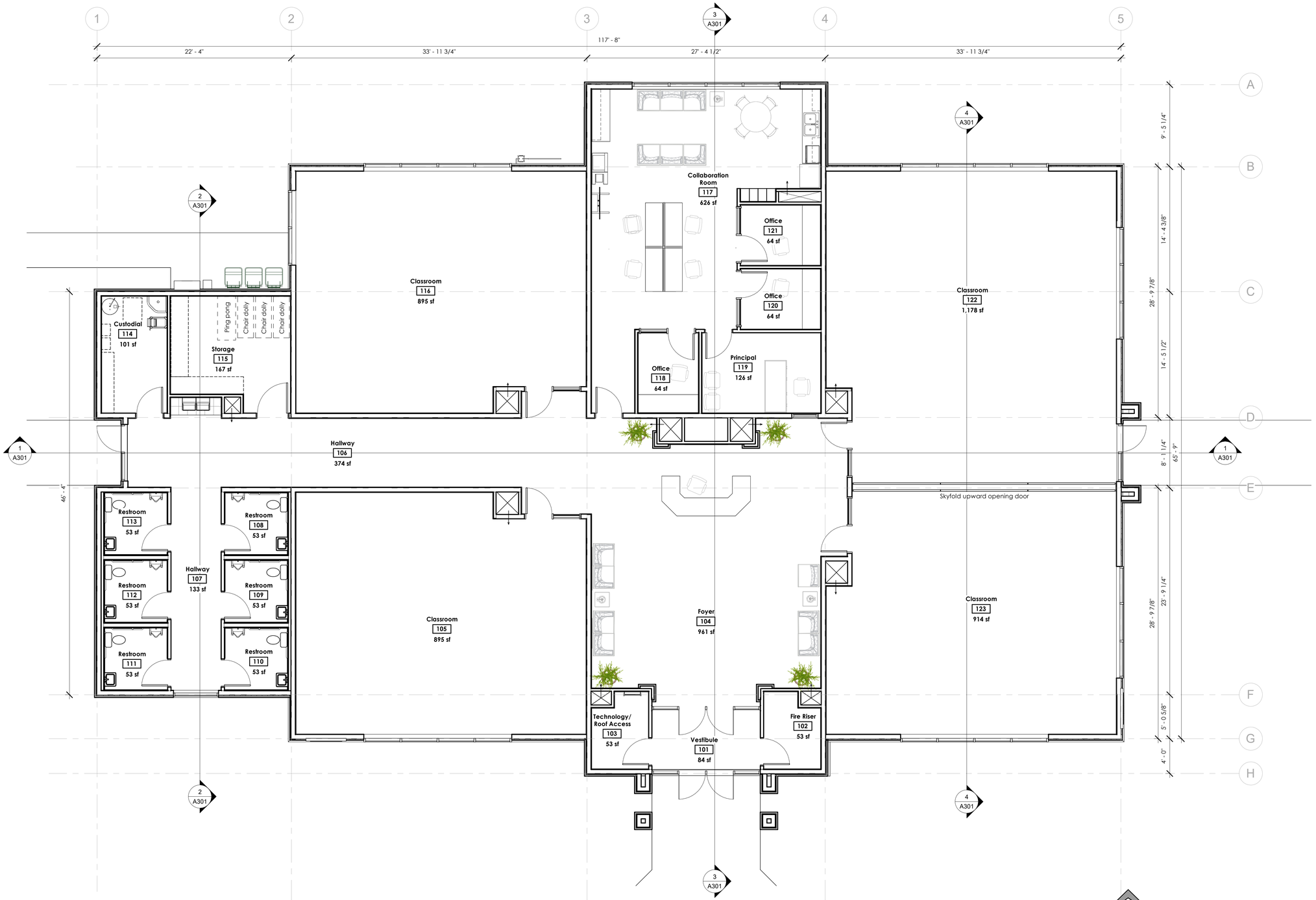

1 Floor Plan

Scale: 3/16" = 1'-0"

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STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Owner #: 516-4893
Plan Series: 4 Classroom Custom
BHD Project: 2310
Date: 5 May 2023

Drawing Issue and Revision Schedule

#	Date	Description

Floor Plan

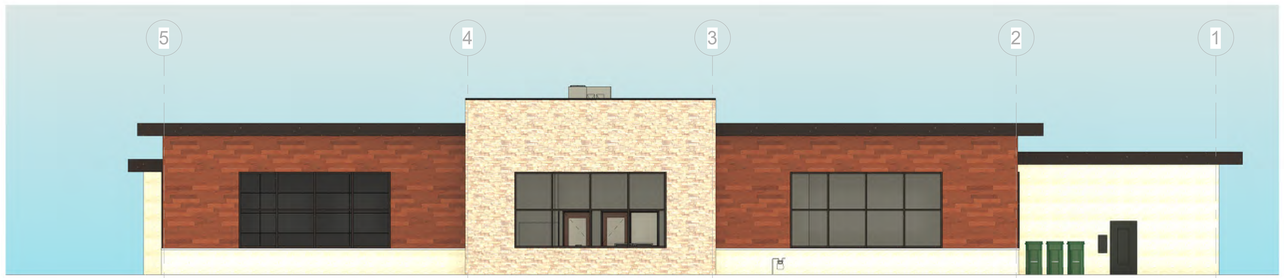
A101

1 South Elevation

Scale: 1/8" = 1'-0"

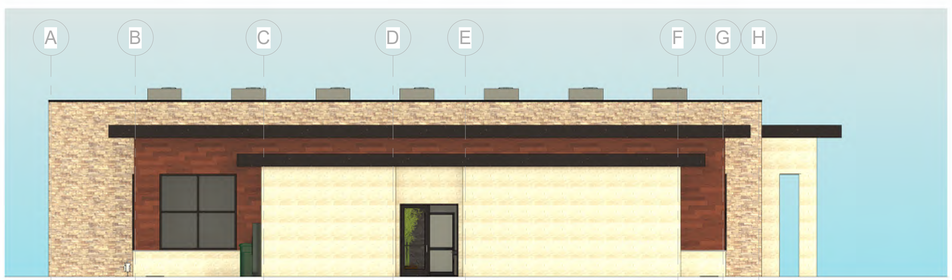
2 East Elevation

Scale: 1/8" = 1'-0"



3 North Elevation

Scale: 1/8" = 1'-0"



4 West Elevation

Scale: 1/8" = 1'-0"

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5 May 2023
6278578-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

BHD Project: 2310
Plan Series: 4 Classroom Custom
Owner #: 516-4893
Date: 5 May 2023

Drawing Issue and Revision Schedule

#	Date	Description

Elevations

A201

5/5/2023 11:26:38 AM

1 **Section**
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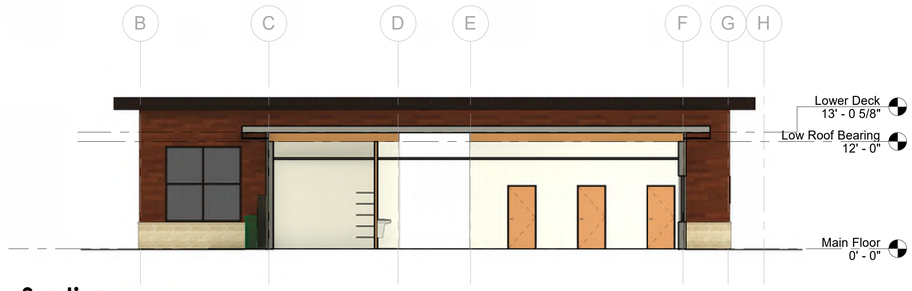
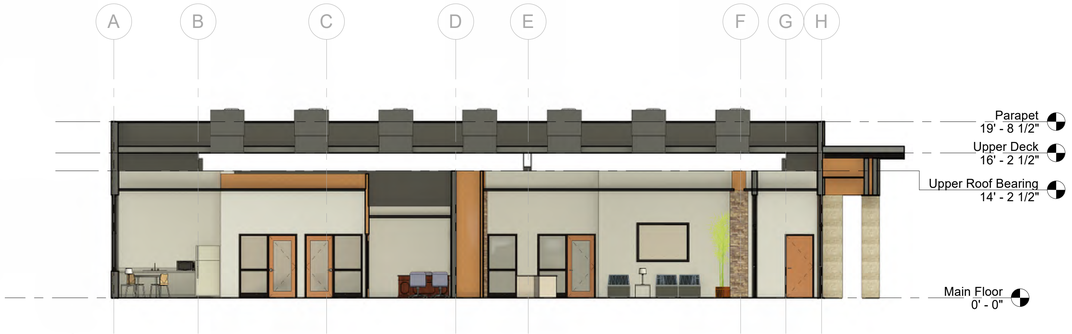


2 **Section**
Scale: 1/8" = 1'-0"



3 **Section**
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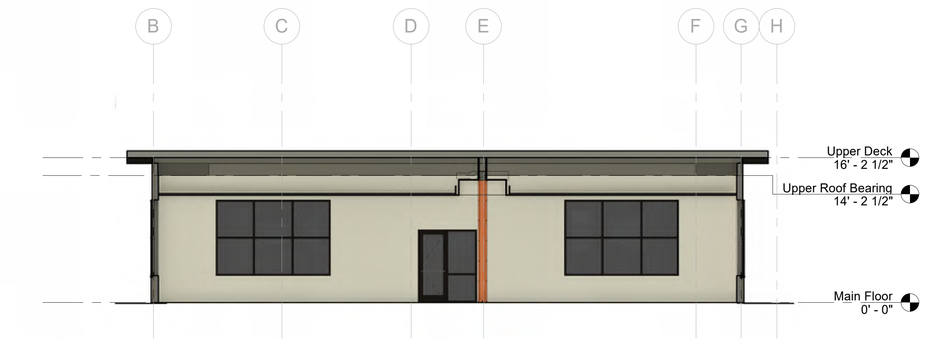

4 **Section**
Scale: 1/8" = 1'-0"

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LICENSED ARCHITECT
Lafe Theodore Harris
5 May 2023
6928898-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Date: 5 May 2023
BHD Project: 2310
Plan Series: 4 Classroom Custom
Owner #: 516-4893

Drawing Issue and Revision Schedule

#	Date	Description

Sections

A301

1 **Perspective**
Scale:

2 **Perspective**
Scale:

3 **Perspective**
Scale:

4 **Perspective**
Scale:

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Fax 801.571.0303
Toll Free 888.571.0010
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LICENSED ARCHITECT
Lafe Theodore Harris
6928898-0301
5 May 2023
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Date: 5 May 2023
BHD Project: 2310
Plan Series: 4 Classroom Custom
Owner #: 516-4893

Drawing Issue and Revision Schedule

#	Date	Description

Perspectives

A901

5/5/2023 11:26:58 AM

WHEN RECORDED, MAIL TAX STATEMENT TO:
LDS CHURCH TAX ADMINISTRATION
22ND FLOOR
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UT 84150

Tax ID No. H-257-B-1, H-257-B-2 AND H-257-C

QUIT-CLAIM DEED

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantors, of Washington County, State of Utah, hereby QUIT-CLAIM to **THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, Grantee, for the sum of Ten Dollars and other good and valuable consideration, all of Grantor's right, title, and interest in and to the following described tract of land in Washington County, Utah, described as follows:

See attached Exhibit "A" for Description and Exhibit "B" for Map of said parcel.

Subject to taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantors, this _____ day of _____, 2023.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

_____

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the _____ day of _____, 2023, personally appeared before me _____, _____, **OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole,** the signer of the foregoing Quit-Claim Deed, who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

ALPHA ENGINEERING

43 South 100 East, Suite 100
St George, Utah 84770

T 435.628.6500
F 435.628.6553

alphaengineering.com

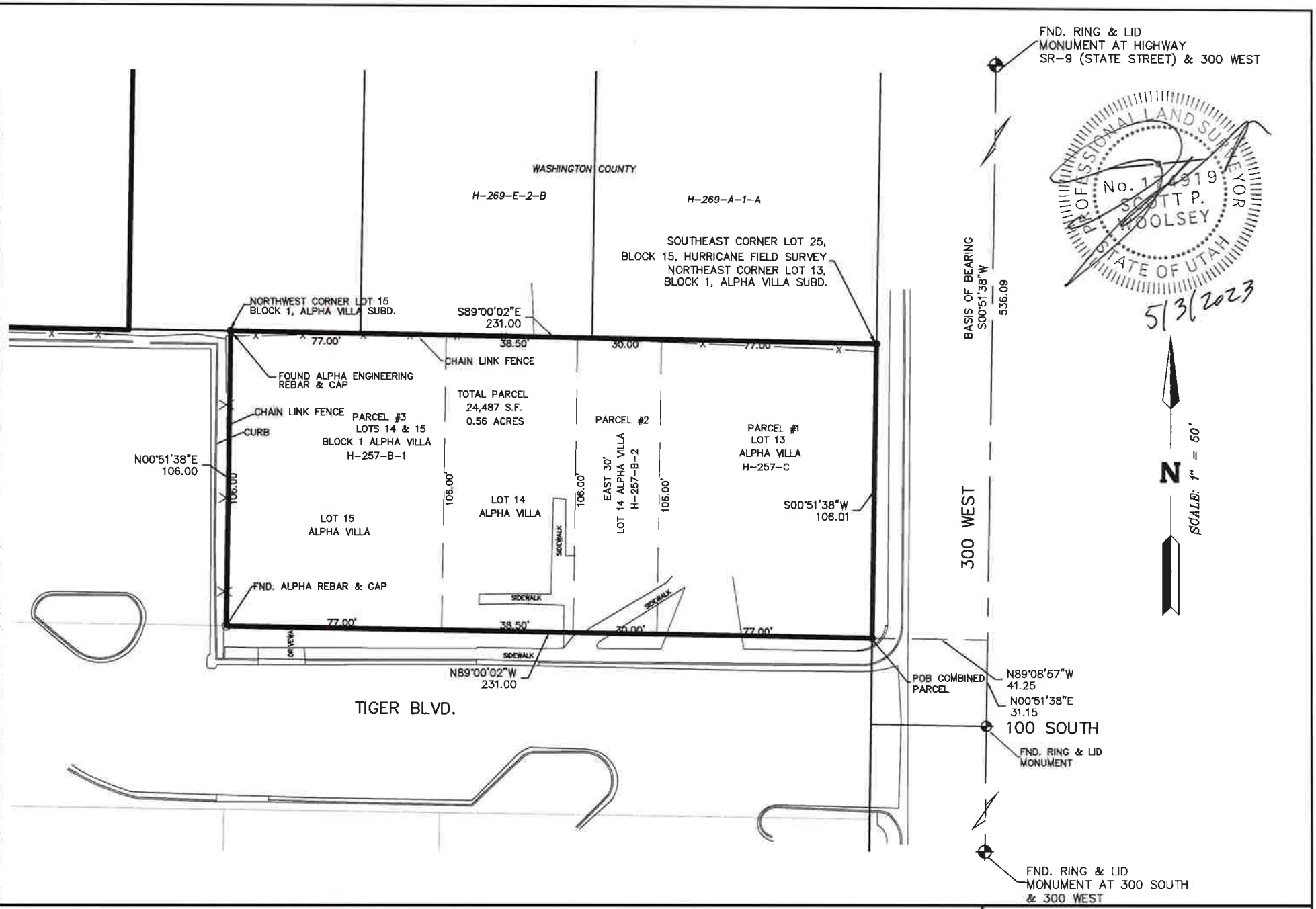
EXHIBIT "A"

LDS CHURCH COMBINED PARCEL DESCRIPTION
(H-257-C, H-257-B-1 & H-257-B-2)
(May 3, 2023)

Commencing at the control monument at the Intersection of 300 West and 100 South Street; Thence North 00°51'38" East, along the centerline of 300 West Street a distance of 31.15 feet; Thence North 89°08'57" West, a distance of 41.25 feet to the Point of Beginning, said point being the Southeast Corner of Lot 13, of the Alpha Villa Subdivision; Thence North 89°00'02" West along the South line of said Alpha Villa Subdivision, a distance of 231.00 feet to the Southwest Corner of Lot 15, Alpha Villa Subdivision Thence North 00°51'38" East, a distance of 106.00 feet, to the Northwest Corner of said Lot 15; Thence South 89°00'02" East, along the North line of said Alpha Villa Subdivision, a distance of 231.00 feet, to the Northeast Corner of said Lot 13, Alpha Villa Subdivision; Thence South 00°51'38" West, a distance of 106.00 feet, to the Point of Beginning.

Containing: 24,487 Square feet, or 0.56 acres, more or less.

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
STATE OF UTAH
5/3/2023



P:\498-20 Landmark-Hurricane Seminary ALTA Survey\Drawings\Survey Drawings\498-20 EXHIBIT.dwg, EXHIBIT, 5/3/2023 1:32:29 PM, swoolsey

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
COMBINED PARCEL
EXHIBIT "B"

	SPW	498-20 - MAY 3, 2023

ALPHA ENGINEERING
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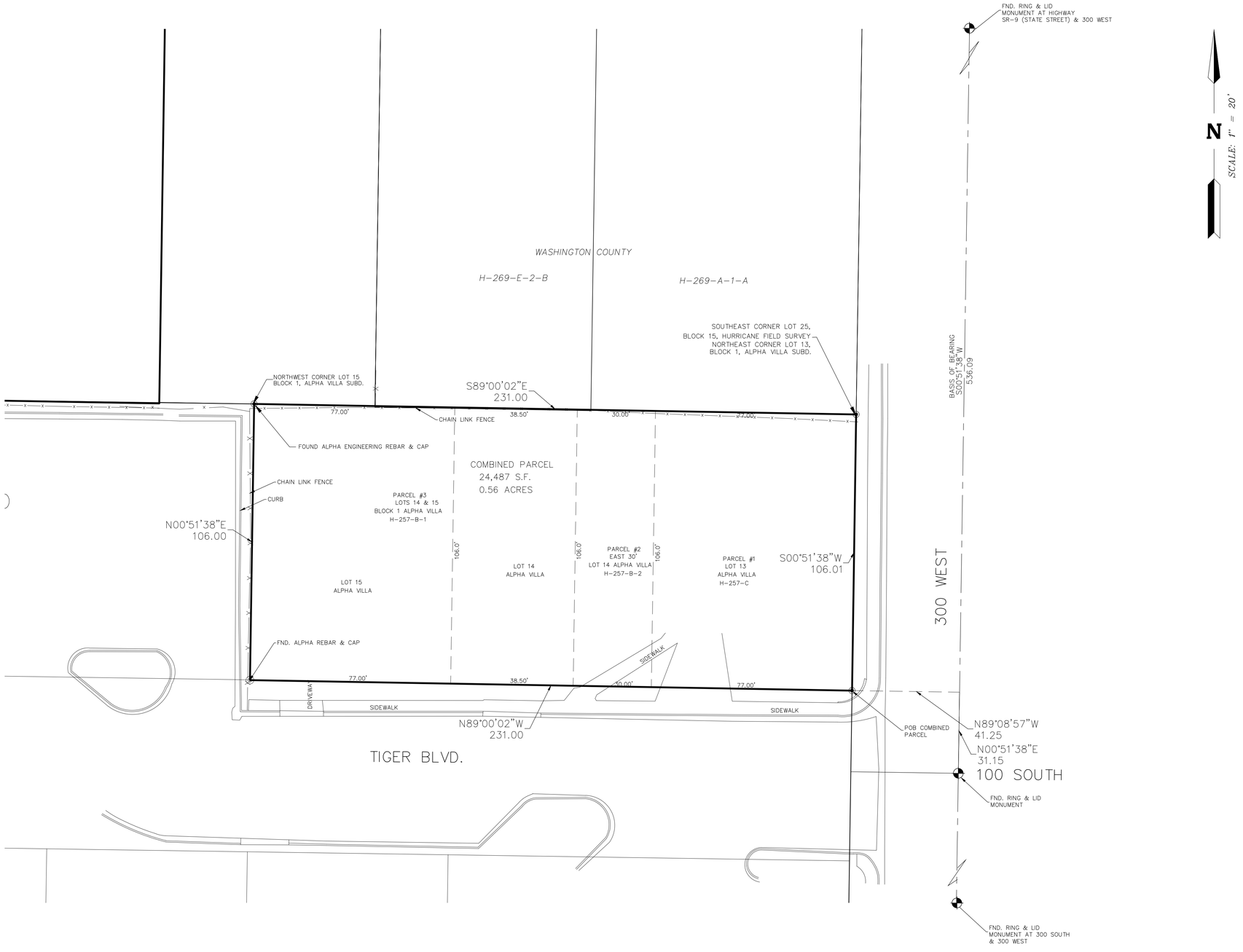

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 , PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BE SET AS REPRESENTED ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P.
WOOLSEY
State of UTAH

DATE

SCOTT P. WOOLSEY P.L.S. 174919

RECORD BOUNDARY DESCRIPTIONS

PARCEL #1

ALL OF LOT 13, BLOCK 1 ALPHA VILLA SUBDIVISION. APN: H-257-C.

PARCEL #2

THE EAST 30.0 FEET OF LOT 14 BLOCK 1, ALPHA VILLA SUBDIVISION. APN: H-257-B-2.

PARCEL #3

ALL OF LOT 14 AND 15, BLOCK 1 ALPHA VILLA SUBDIVISION. ACCORDING TO THE OFFICIAL PLAT THERE OF IN FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, LOCATED IN LOT 14, BLOCK 15, HURRICANE FIELD SURVEY.
LESS A PORTION ALREADY CONVEYED TO THE LDS CHURCH, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 1, ALPHA VILLA SUBDIVISION, LOCATED SOUTH 89°51'40" EAST 297.00 FEET FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 15, HURRICANE FIELD SURVEY, LOCATED IN THE SOUHEAST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'40" EAST 124.00 FEET; THENCE SOUTH 106.00 FEET; THENCE NORTH 89°51'40" WEST, 124.00 FEET; THENCE NORTH 106.00 FEEET TO THE POINT OF BEGINNING. APN:H-257-B-1.

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Containing: 24,487 Square feet, or 0.56 acres, more or less.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A NEW COMBINED DESCRIPTION OF THE ABOVE 3 PARCELS. AND TO SHOW THE VISIBLE FEATURES THAT EXIST IN RELATION TO THE PROPERTY LINES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 00°51'38" WEST, BETWEEN THE CENTERLINE MONUMENTS LOCATED AT 300 WEST AND SR-9 (STATE STREET) AND 300 WEST AND 100 SOUTH.

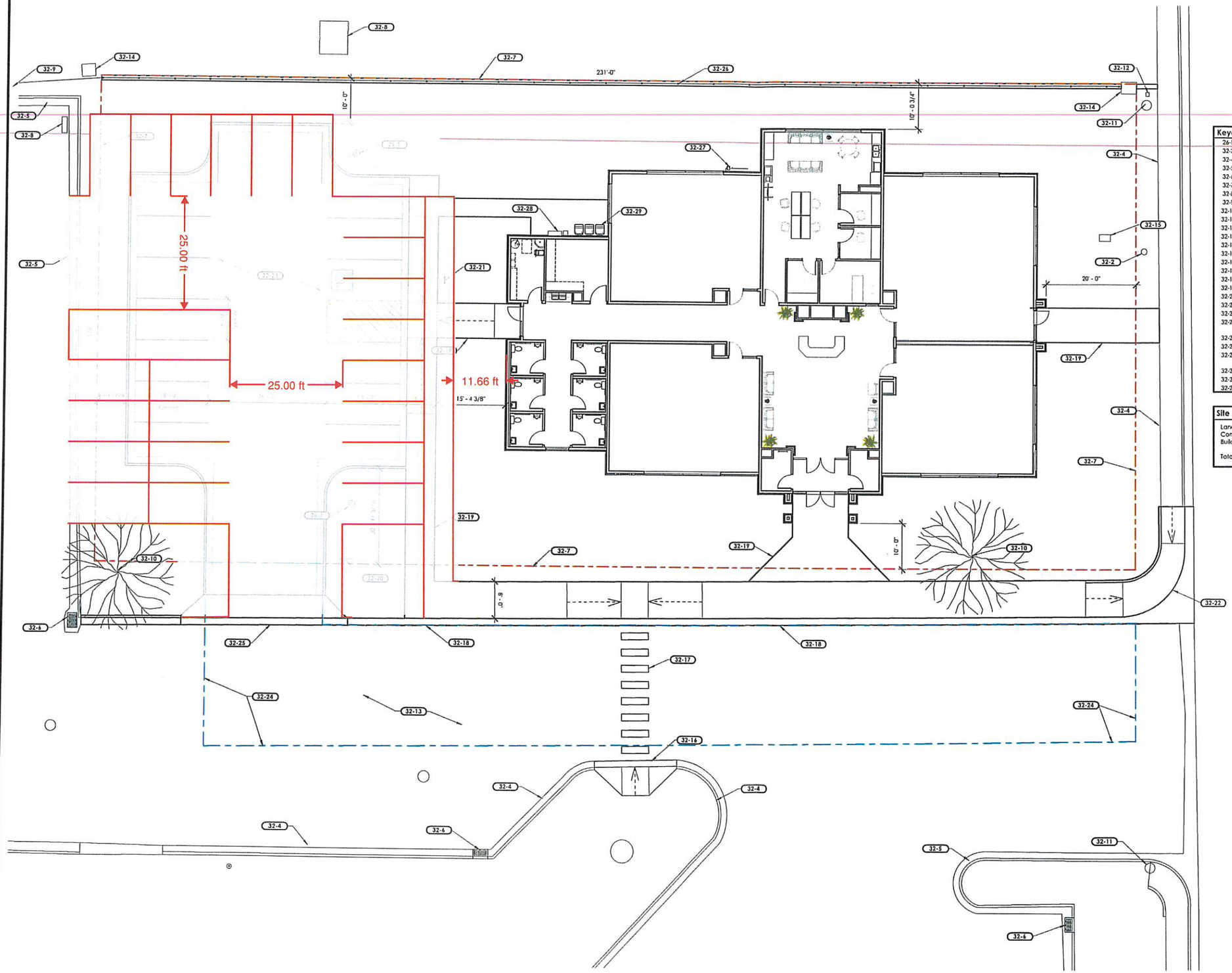
LEGEND

- FOUND CENTERLINE CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP PLS 174919 ALPHA ENGINEERING CO.
- PROPERTY LINE
- CENTERLINE
- EXISTING FENCE LINE

LOCATION:	SOUTHEAST 1/4 OF SECTION 34, T. 41 S. R. 13 W. SLB&M.
PREPARED FOR:	LDS CHURCH
SURVEY DATE:	MAY 2023

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

F:\108-20 landmark-hurricane- Seminary\ AFA Survey\Drawings\Survey Drawings\108-20 RECORD SURVEY.dwg, RECORD SURVEY, 5/3/2023 3:15:55 PM, timothy



Keyed Notes

26-1	New pole light and concrete base.
32-2	Existing water meter to remain.
32-4	Existing sidewalk, curb and gutter to remain.
32-5	Existing curb and gutter to remain.
32-6	Existing storm drain catch basin to remain.
32-7	Existing property line.
32-8	Existing electrical equipment to remain.
32-9	Existing fence to remain.
32-10	Existing tree to remain.
32-11	Existing utility pole to remain.
32-12	Existing telephone pedestal to remain.
32-13	Existing asphalt paving to remain.
32-14	Existing concrete box and metal lid to remain.
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32-27	New gas meter.
32-28	New main electrical panel and meter.
32-29	New wheeled garbage cans.

Site Areas

Landscaping	10,234 sf (41.8%)
Concrete	6,450 sf (26.4%)
Building	7,803 sf (31.8%)
Total Site Area	24,487 sf (100%)

1 Site Plan

Scale: 1" = 10'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
5 May 2023
5928598-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Date: 5 May 2023
BHD Project: 2310
Plan Series: 4 Classroom Custom
Owner #: 516-4893

Drawing Issue and Revision Schedule

#	Date	Description

Site Plan

Shared Parking Lot Exhibit

5/5/2023 11:26:26 AM

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2023-PP-14
Receipt No. 7-71151

Name: DAVID CROWTHER Telephone: (435) 590-6192

Address: 347 E MUNICH DR, ST GEORGE, UT Fax No. N/A

Email: OSMONDOC@GMAIL.COM Agent Email: DAVENASAL@GMAIL.COM

Agent (If Applicable): DAVE NASAL Telephone: (435) 705-4474

Address/Location of Subject Property: NORTHWEST CORNER OF TURF SOD RD. & SAND HOLLOW RD.

Tax ID of Subject Property: H-4-2-11-243 Zone District: GC & PC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) JUST TO SUBDIVIDE LEGALLY INTO 2 SEPERATE PARCELS

Submittal Requirements: The preliminary plat application shall provide the following:

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- N/A e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- N/A f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- N/A g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

✓ h. Contours at vertical intervals not greater than five (5) feet.
✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
✓ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:
✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
✓ b. The layout, numbers, and typical dimensions of lots.
N/A c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
N/A d. Easements for water, sewers, drainage, utilities, lines and other purposes.
N/A e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
N/A f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
N/A g. Approximate radius of all center line curves on highways or streets.
N/A h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
N/A i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
N/A j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
N/A k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
N/A l. Will this subdivision be phased? If yes show possible phasing lines.
N/A m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

✓ 4. Required copies of plans:
✓ a. Three copies of all full-scale drawings
✓ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

✓ 5. Warranty deed or preliminary title report or another document (see attached Affidavit) showing evidence that the applicant has control of the property

✓ 6. Signed and notarized Acknowledgement Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Thursday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

COUNTY OF) Washington :ss

I (we), DANA CROWTHER, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

x _____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 4 day of May 2023

_____
(Notary Public)

Residing in: St. George, UT

My Commission Expires: 6-8-23

MARCY ROBERTSON
Notary Public State of Utah
Comm. No. 706458
My Commission Expires on
Jun 8, 2023

Agent Authorization

I (we), DANA CROWTHER, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) DANE NASH & ERIC MCFADDEN to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

x _____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 4 day of May 2023

_____
(Notary Public)

Residing in: St. George, UT

My Commission Expires: 6-8-23

MARCY ROBERTSON
Notary Public State of Utah
Comm. No. 706458
My Commission Expires on
Jun 8, 2023

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, DAVE CROWTHER am/are the applicant(s) of the application known as _____ located on parcel(s) H-4-2-11-243 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 4 day of MAY, 20 23.

Applicant Name: DAVE NASAL / ERIC McFADDEN

Name of Signer (if different from Applicant Name): DAVE CROWTHER

Title of Signer: OWNER

* Signature: _____

STATE OF Utah)

COUNTY OF Washington)

On the 4 day of May, 20 23, personally appeared before me Dave Crowther, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Marcy Robertson

My Commission Expires: 6-8-23

MARCY ROBERTSON
Notary Public - State of Utah
Comm. No. 706458
My Commission Expires on
Jun 8, 2023

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)

PRELIMINARY PLAT APPLICATION page 5 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

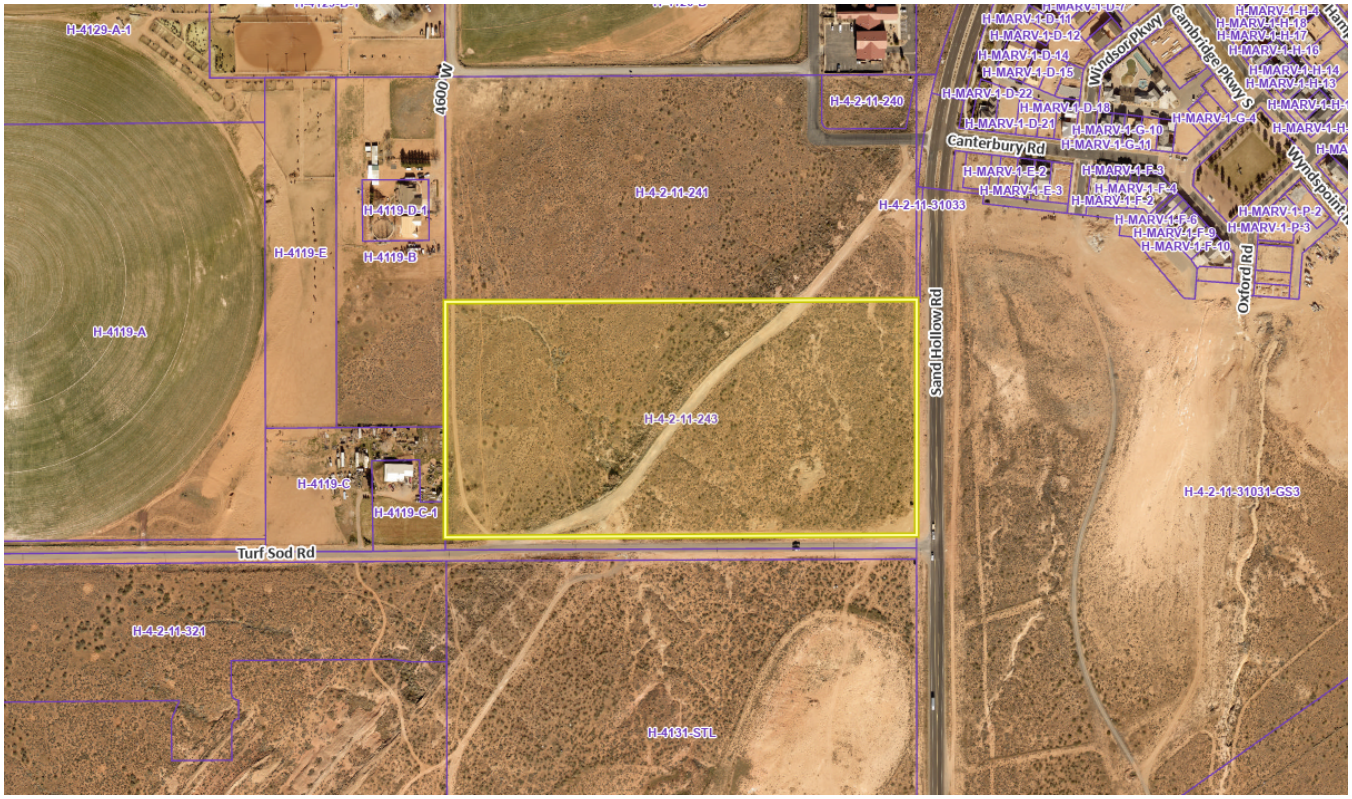
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PP-16
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	David Crowther
Agent:	Dave Nasal
Request:	Approval of a Preliminary Plat
Location:	Northwest corner of Turf Sod Road and Sand Hollow Road
Zoning:	GC, PC
General Plan Map:	Mixed Use, Planned Community

Discussion:
The applicant has filed a preliminary plat for Azure Ridge, a commercial development on the corner of Sand Hollow Road and Turf Sod Road. This property has a split zoning of General Commercial and Planned Commercial. The property owner would like to split the General Commercial into two pieces and Planned Commercial piece into separate parcels as well as complete the road dedications for Sand Hollow Road, Turf Sod Road, and 4600 W.

There is an approved preliminary site plan for storage units on the General Commercial piece and the applicant has told staff they would like to develop the Planned Commercial piece as a mixed use development with the PC property to the north that they also own with this piece being the commercial portion of the project and townhomes on the northern piece. The applicant has suggested rezoning Lot 1 to PC as part of that development but that will have to be resolved in a different application.



JUC Comments
The following items will need to be addressed:

1. **Public Works:** No access off Sand Hollow Road. Drainage concerns.
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** 8” main in Sand Hollow Road. 6” pressure line in Turd Soad Road. Will likely require pump.
4. **Street:** Improvements to adjacent roadways will need to be done.
5. **Water:** Okay
6. **Engineering:** Engineering would recommend a preliminary site plan for the internal roadways be provided. The applicant should consult a traffic engineer to determine if a right turn deceleration lane is needed at the corner of Turf Sod Road and Sand Hollow Road as recommended by the traffic impact study for Pecan Valley Resort. The traffic impact study for Gateway at Sand Hollow indicates there should be a traffic signal at Turf Sod Road and Sand Hollow Road.
7. **Fire:** Access and hydrant spacing concerns.
8. **Cable:** Add Centurylink notes to construction drawings. Need a developed conduit.
9. **Phone:** No comments
10. **Gas**: No comments.
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will

be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

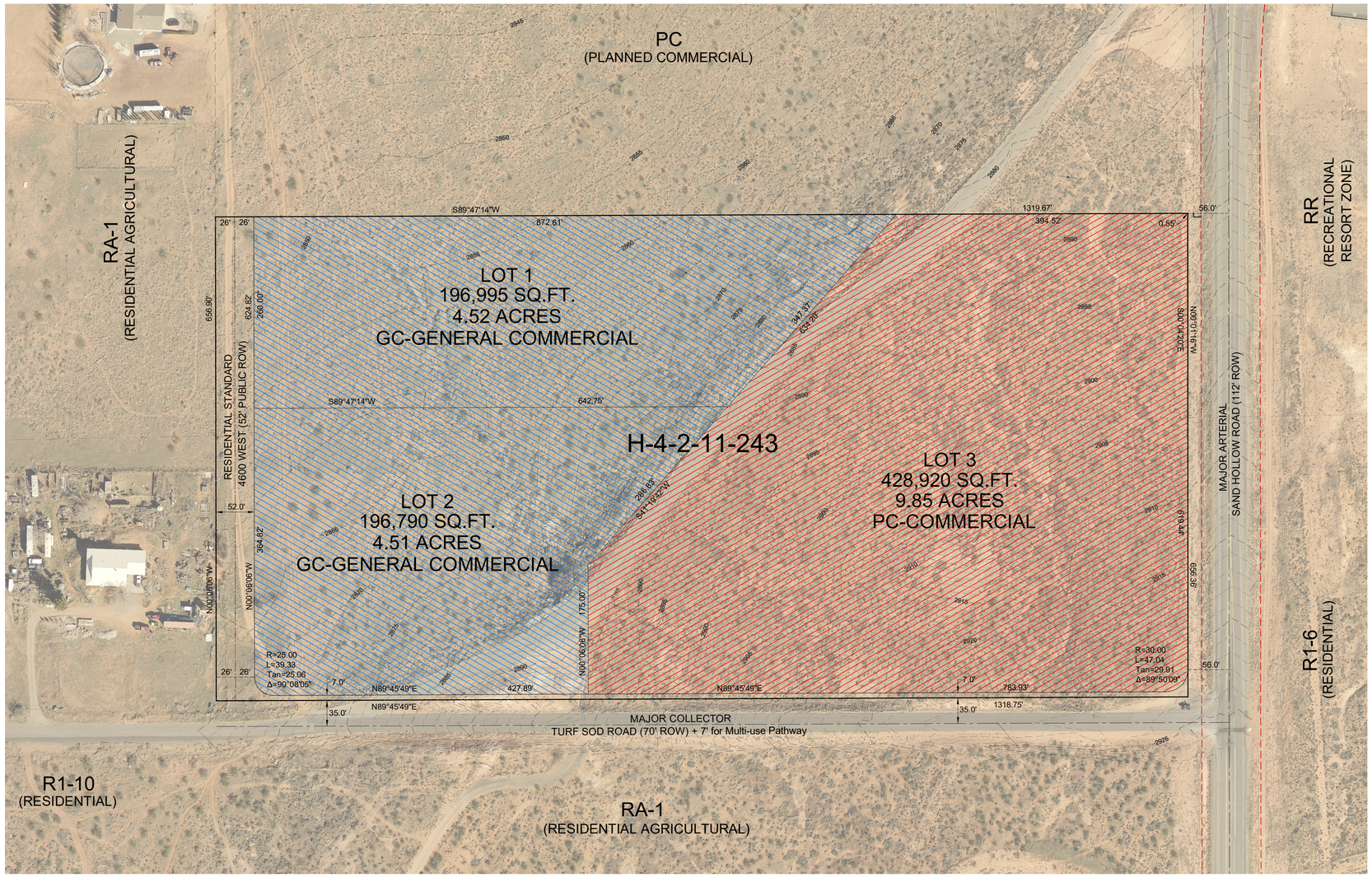
1. The property has a split zoning of PC and GC. Any further subdivisions will require amended final plats.
2. The applicant is showing dedication for Sand Hollow Road from the centerline of the existing roadway. Sand Hollow Road is not dedicated through this section and some negotiation between the applicant, the city, and the Gateway to Sand Hollow PID to make sure the roadway is correct through this area.
3. The plat does not indicate if the property is in a desert tortoise take area.
4. Will serve letters from the culinary and sanitary water providers have not been provided.

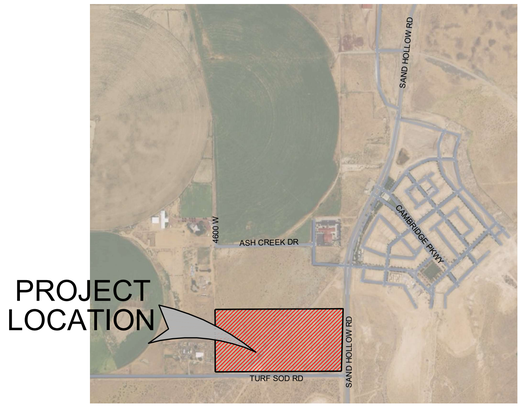
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until will serve letters are received from the water and sewer providers.

AZURE RIDGE

3 LOT SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M





PROJECT LOCATION

VICINITY MAP

LEGEND

- PC-COMMERCIAL AREA
- GC-GENERAL COMMERCIAL AREA

SITE DATA

OWNER: DAVE CROWTHER
347 E MUNICH DR.
ST.GEORGE, UTAH 84790

PARCEL ADDRESS: NORTHWEST CORNER OF
TURF SOD RD & SAND HOLLOW RD.

PARCEL NUMBER: H-4-2-11-243

TOTAL PARCEL = 19.88 ACRES
GC-GENERAL COMMERCIAL = 9.03 ACRES (45.5%)
PC-COMMERCIAL = 9.85 ACRES (49.5%)
ROADWAYS = 0.99 ACRES (5.0%)

EXISTING ZONING: WEST SIDE OF PARCEL = GC-GENERAL COMMERCIAL
EAST SIDE OF PARCEL = PC-PLANNED COMMERCIAL

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

DATE:	5/3/2023
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	GHLLC

SCALE: 1" = 80'

PRELIMINARY PLAT
AZURE RIDGE - 3 LOT SUBDIVISION
DAVID CROWTHER
PARCEL # H-4-2-11-243
HURRICANE, UTAH 84737

PREMIER Design & Engineering
75 EAST 100 NORTH HVRS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
5/17/2023
License No. 323806
Marc R. Fonger
Marc R. Fonger
STATE OF UTAH

SHEET
PP

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: $200.00 Fee
File No. _____
Receipt No. _____

Name: The Rush Funplex Telephone: 801-430-0405

Address: N. Coral Canyon Blvd and Foothills Canyon Dr. Fax No. _____

Email: mattgeorge1@yahoo.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 2940 N. Church Street, Layton UT 84040

Tax ID of Subject Property: _____ Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 44,000 sq footprint family fun center.

This application shall be accompanied by the following:

X 1. A vicinity map showing the general location of the project.

X 2. Three (3) copies of a site plan showing:
- ____ Topography showing 2' contours, identification of 30% or greater slopes:
- ____ The layout of proposed uses.
- ____ Location of open space when applicable.
- ____ Proposed access to the property and traffic circulation patterns.
- ____ Adjoining properties and uses:
- ____ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

____ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.

X 4. Tables showing the number of acres in the proposed development and a land use summary; and

____ 5. A phased development plan if applicable.

____ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

____ 7. Signed and notarized Acknowledgment Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use.
b. Any public or civic use.
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PSP-13
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Rush Funplex
Agent:	Matt Gertge
Request:	Approval of a Preliminary Site Plan
Location:	Corner of N Coral Canyon Blvd and Foothills Canyon Dr
Zoning:	GC PDO
General Plan Map:	Planned Community

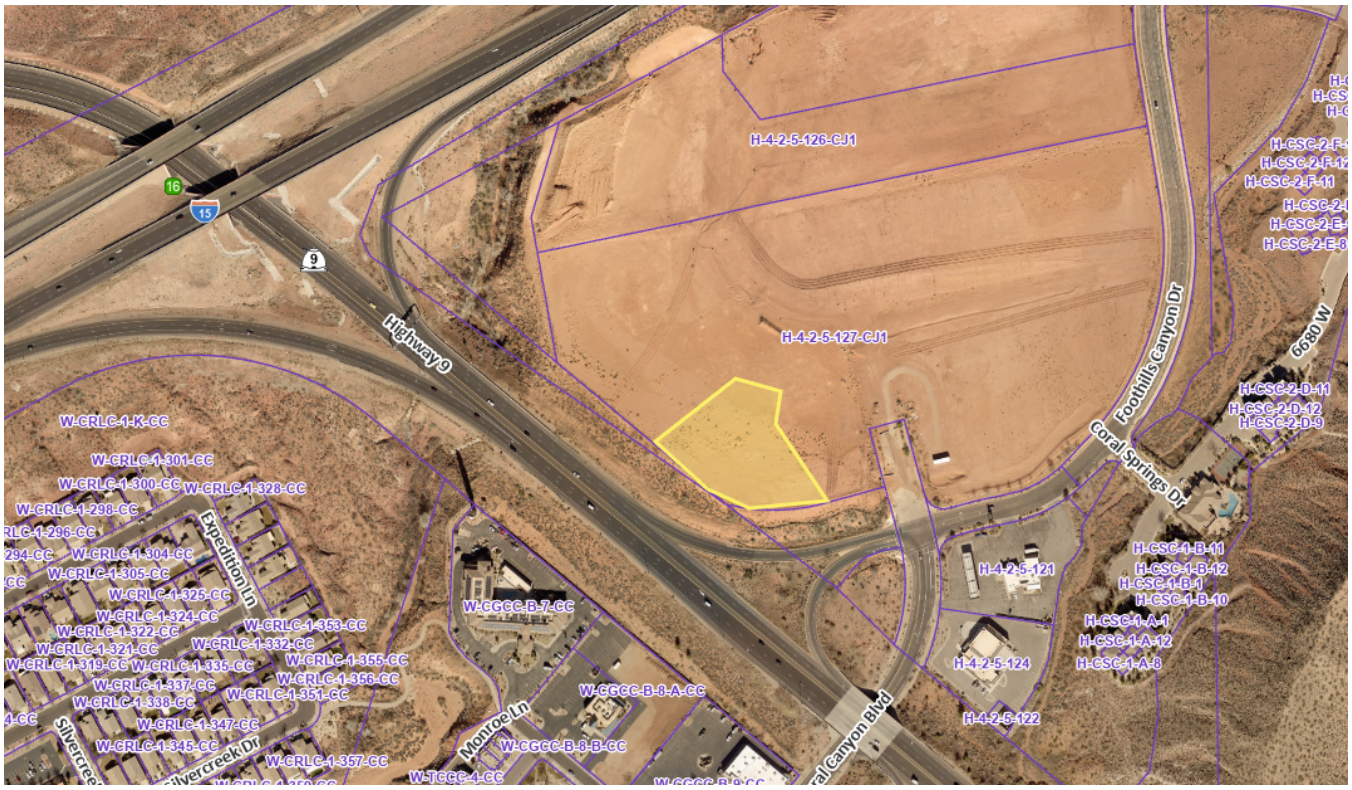
Discussion:
The applicant has filed a preliminary site plan for Rush Funplex. This is a chain of family fun centers primarily operating along the Wasatch Front. After looking at a number of sites in St. George, they have decided to open a new location within the Coral Junction PID. This area is planned with 6-7 commercial pads, besides the RV park north of this property, and this is the first one to come in with an application. See their website for more information https://www.therushfunplex.com/

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Single access may be problematic until the neighbor develops.
2. **Power:** Looks as if there are additional lots added to the project. May have to add electrical equipment to make the project work. Project will be required to get a power design before or at JUC.
3. **Water:** Okay.
4. **Street:** Okay with site plan
5. **Sewer:** No comments. Interceptor may be required upon further reviews.
6. **Engineering:** No record of a proposed subdivision plat is available. Roadways need to be dedicated to the City. Will each lot be platted and roadways dedicated as they're improved? Vehicle circulation is poor, drive aisles should continue around the building or turnaround should be provided. Parking improvements can be built up to the lot lines on interior side and rear lot

lines. Detention facilities aren't shown and should be required to be shown, not clear that that was being implemented by the PID. Southern portion of the site is easiest to provide detention.

7. **Fire:** Not sure what the use is but they will need a code analysis and fire hydrants.
8. **Phone:** No comment
9. **Cable:** Add Centurylink notes
10. **Gas**: No comment
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Location is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Highway Commercial zone
2. The property has not been subdivided nor has the roads been dedicated to the City. The property owner will need to submit a full site plan for the parcel or a subdivision application.
3. Parking Requirement: Per HCC 10-34-10

Recreation and entertainment, indoor:		
Other uses	*1 space per 300 square feet of gross floor area*	

They are proposing a 45,500 sq ft building, under this standard they are required to provide 151 parking stalls. They are proposing providing 98 stalls on site and 107 stalls shared with the property to the northwest which will most likely be a hotel. The Planning Commission can approve a modification and/or shared use parking under the following conditions:

a. *C. Shared use parking. The Planning Commission may authorize shared use of a parking lot subject to the following conditions:*

b. *1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.*

c. *2. Required parking spaces reserved for persons with disabilities shall not be reduced.*

d. *3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:*

e. *a. The parking lot to be continuously available unless an alternative legal parking lot is provided;*

f. *b. All spaces to be available without charge;*

g. *c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and*

h. *d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.*

i. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*

j. 1. Total number of spaces that would otherwise be required for each individual establishment in the development;

k. 2. Hours of operation for each business establishment located in the development, including peak business hours;

l. 3. Estimated tradeoff between businesses which are open when others are closed;

m. 4. Availability of approved on street or shared parking;

n. 5. Transportation alternatives, including proximity to transit stations; and

o. 6. Car or van pooling programs available to users of the development.

p. F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

q. 1. The study shall provide:

r. a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;

s. b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

t. c. The source of data used to develop the study's recommendations; and

u. d. The name and qualifications of the persons who prepared the study.

Our ordinances with regards to the proposed uses are fairly vague and Planning staff has no concerns with a parking plan modification. Parking does not need to be approved until final site plan so staff has no concerns about moving forward with the application at this time.

4. Landscape: Hurricane City code requires that a landscape buffer of 10’ wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs are provided.

4. A separate preliminary site plan will be required for the parcel to the east.

5. A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan and parking requirement modification subject to JUC and staff comments.

Reeve & Associates, Inc. - Solutions You Can Build On

SITE DATA

PARKING:	98 STALLS PROVIDED (8 A.D.A.) 107 SHARED STALLS 205 TOTAL STALLS	
PARCEL AREA:	132,152 S.F. (3.03 ACRES)	
BUILDING AREA:	45,500 S.F.	34.4%
PAVEMENT AREA:	59,521 S.F	45.0%
LANDSCAPE AREA:	27,131 S.F.	20.5%

Vicinity Map
NOT TO SCALE

RUSH FUNPLEX
45,500

N Coral Canyon Blvd

Foothills Canyon Dr

W. State St

50 0 50 100 150
Scale: 1" = 50'

Developer Contact:
Matt Gertge
mattgertge1@yahoo.com

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION | DATE

Rush Funplex Hurricane
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: APRIL 2023
Name: RUSH FUNPLEX HURRICANE
Number: 8155-02

1
- Total Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: $200.00 Fee
File No. 2023-PSP-14
Receipt No. 8-168823

Name: Brittany Johnson, Uncommon Architects Telephone: 801.417.9951

Address: 4040 W Daybreak Pkwy #110 Fax No. N/A

Email: brittany@uncommonarch.com Agent Email: darin@uncommonarch.com

Agent (If Applicable): Darin Mano, Architect Telephone: 801.633.5273

Address/Location of Subject Property: 4300 W Dixie Springs Rd.

Tax ID of Subject Property: H-SSF-22, H-SSF-7, H-SSF-8 Zone District: R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) (3) lots/parcels
Stake Center/Meetinghouse for the Church of Jesus Christ of Latter Day Saints, with accessory pavilion and storage building.

This application shall be accompanied by the following:

X 1. A vicinity map showing the general location of the project.
X 2. Three (3) copies of a site plan showing:
- X Topography showing 2' contours, identification of 30% or greater slopes
- X The layout of proposed uses.
- X Location of open space when applicable.
- X Proposed access to the property and traffic circulation patterns.
- X Adjoining properties and uses
- N/A Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
X 4. Tables showing the number of acres in the proposed development and a land use summary; and
N/A 5. A phased development plan if applicable.
X 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
X 7. Signed and notarized Acknowledgment Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

I (we), David Forbush, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 8 day of MAY 2023

(Notary Public)

D. TODD EVANS
Notary Public, State of Utah
Commission # 713439
My Commission Expires On
September 06, 2024

Residing in: SALT LAKE COUNTY

My Commission Expires: 09 06 24

Agent Authorization

I (we), The Church of Jesus Christ of Latter-day Saints, a Utah Corp Sole, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brittany Johnson, Uncommon Architects to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 8 day of MAY 2023

(Notary Public)

D. TODD EVANS
Notary Public, State of Utah
Commission # 713439
My Commission Expires On
September 06, 2024

Residing in: SALT LAKE COUNTY

My Commission Expires: 09-06-24

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we), Ryan Haughton, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 8th day of May 2023

M Kinkade
(Notary Public)

Residing in: Saratoga Springs

My Commission Expires: 1/31/2026

M KINKADE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 722754
COMM. EXP. 01/31/2026

Agent Authorization

I (we), Ryan Haughton, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) BHD Architects to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 8th day of May 2023

M Kinkade
(Notary Public)

Residing in: Saratoga Springs

My Commission Expires: 1/31/2026

M KINKADE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 722754
COMM. EXP. 01/31/2026

HURRICANE CITY UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as Hurricane Seminary located on parcel(s) H-257-B-1, H-257-B-2, H-257-C within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 5 day of May, 2023.

Applicant Name: Mike Davey, BHD Architects

Name of Signer (if different from Applicant Name): Ryan Haughton

Title of Signer: Project Manager

Signature: _____

STATE OF Utah)

COUNTY OF Utah)

On the 8th day of May, 2023, personally appeared before me Ryan Haughton, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: M Kinkade

My Commission Expires: 1/31/2026

M KINKADE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 722754
COMM. EXP. 01/31/2026

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Brittany Johnson, Uncommon Architects am/are the applicant(s) of the application known as Hurricane West SC located on parcel(s) H-SSF-22, H-SSF-7, H-SSF-8 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 5 day of May, 2023.

Applicant Name: Brittany Johnson, Uncommon Architects

Name of Signer (if different from Applicant Name): David Forbush

Title of Signer: Director, Architecture, Engineering and Construction

Signature:

STATE OF UTAH)

COUNTY OF SALT LAKE)

On the 8th day of MAY, 2023, personally appeared before me DAVID FORBUSH, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public:

My Commission Expires: 09-06-24

D. TODD EVANS
Notary Public, State of Utah
Commission # 713439
My Commission Expires On
September 06, 2024

All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37 , 6-16-2022)

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use.
b. Any public or civic use.
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

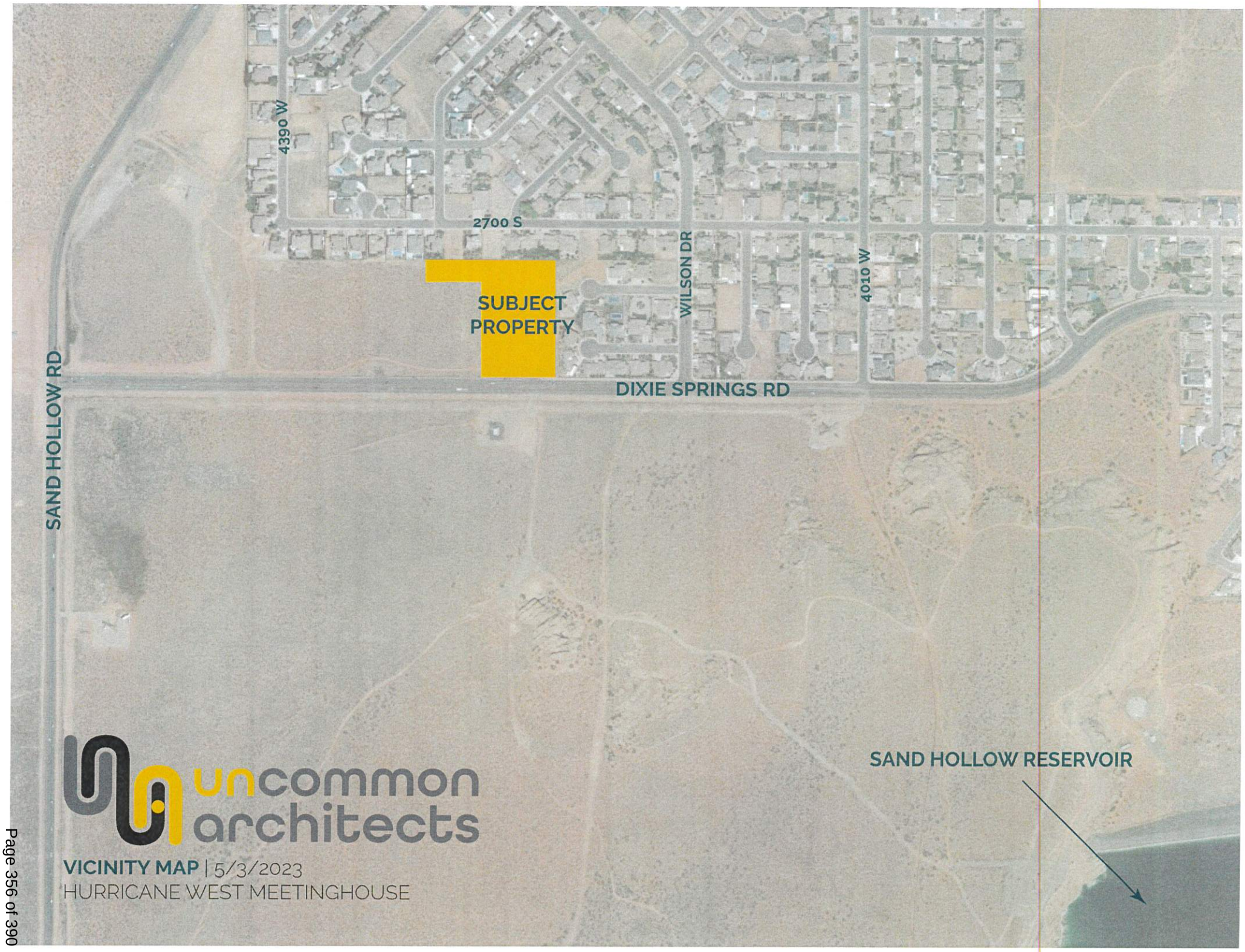
Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.



uncommon architects

VICINITY MAP | 5/3/2023
HURRICANE WEST MEETINGHOUSE

DOC ID 20220035720

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
07/19/2022 02:12:13 PM Fee $40.00 By OLD
REPUBLIC TITLE (COMMERCIAL)

WHEN RECORDED,
PLEASE RETURN TO:
SANDSTONE FIELDS LLC
2252 South Redstone Rd.
Hurricane, Utah 84737

A.P.N.: H-RSS-21
ORT: 2264261FA
CHC: 501-6745

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole (**"Grantor"**), whose address is 50 East North Temple, Salt Lake City, Utah 84150, hereby conveys and warrants against all claiming by, through or under Grantor only, to **SANDSTONE FIELDS LLC**, a Utah limited liability company (**"Grantee"**), whose address is 2252 South Redstone Rd., Hurricane, Utah 84737, for the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the following described tract of land in Hurricane City, Washington County, Utah:

See legal description on EXHIBIT A attached hereto and incorporated by reference herein.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

[Signature and acknowledgment to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8th day of July, 2022.

GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Richard C. Horgan
Name: Richard C. Horgan
Title: Authorized Agent

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

On this 8 day of July, 2022, before me, the undersigned officer, personally appeared RICHARD C. HORGAN, acting in the capacity of Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and whose name is subscribed to the foregoing instrument, and acknowledged before me that he executed the foregoing instrument for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

D. TODD EVANS
Notary Public, State of Utah
Commission # 713439
My Commission Expires On
September 06, 2024

(Seal)

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

All of Lot 21, REDSTONE SPRINGS, according to the Official Plat thereof, on file and recorded July 3, 2014 as Entry No. 20140020301 in the Office of the Recorder of Washington County, State of Utah.

(For information purposes only, Tax ID No.: H-RSS-21)

DOC ID 20220035721

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
07/19/2022 02:12:13 PM Fee $40.00 By OLD
REPUBLIC TITLE (COMMERCIAL)

WHEN RECORDED,
PLEASE RETURN TO:
The Church of Jesus Christ of Latter-day Saints
50 East North Temple Street, 12th Floor
Salt Lake City, Utah 84150

PLEASE SEND TAX NOTICE TO:
The Church of Jesus Christ of Latter-day Saints
50 East North Temple Street, 22nd Floor
Salt Lake City, Utah 84150

A.P.N.: H-SSF-22
ORT: 2264271FA
CHC: 501-6745

SPECIAL WARRANTY DEED

SANDSTONE FIELDS LLC, a Utah limited liability company (**"Grantor"**), whose address is 2252 South Redstone Rd., Hurricane, Utah 84737, hereby conveys and warrants against all claiming by, through or under Grantor only, to **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole (**"Grantee"**), whose address is 50 East North Temple, Salt Lake City, Utah 84150, for the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the following described tract of land in Hurricane City, Washington County, Utah:

See legal description on EXHIBIT A attached hereto and incorporated by reference herein.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

[Signatures and acknowledgments to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 15th day of July, 2022.

GRANTOR:

SANDSTONE FIELDS LLC,
a Utah limited liability company

By: _____
Name: Seth R. Foster
Title: Member

By: _____
Name: Tamara Foster
Title: Member

STATE OF UTAH)
: ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me on this 13th day of July, 2022, by Seth R. Foster and Tamara Foster, as Members of SANDSTONE FIELDS LLC, a Utah limited liability company on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC (Seal)

BRIGITTE CHATELAIN
Notary Public, State of Utah
Commission # 715712
My Commission Expires
January 20, 2025

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

Lot 22, SANDSTONE FIELDS SUBDIVISION, according to the Official Plat thereof, on file and recorded May 4, 2022 as Entry No. 20220024807 in the Office of the Recorder of Washington County, State of Utah.

(For information purposes only, Tax ID No. H-SSF-22)

DOC ID 20230003569

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
02/09/2023 11:41:04 AM Fee $40.00 By OLD
REPUBLIC TITLE (COMMERCIAL)

OLD REPUBLIC TITLE

MAIL TAX NOTICE TO GRANTEE:
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
50 East North Temple
12th Floor
Salt Lake City, UT 84150
File Number: 2271665HM

SPECIAL WARRANTY DEED

Sandstone Fields LLC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, GRANTEE

the following tract of land in Washington County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: H-SSF-7 and H-SSF-8

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 7th day of February 2023.

Sandstone Fields LLC, a Utah limited liability company

By Seth R. Foster
Its Authorized Member

STATE OF: Utah

COUNTY OF: Washington

On this 7th day of February 2023, personally before me appeared Seth R. Foster, who proven on the basis of satisfactory evidence is the Authorized Member of Sandstone Fields LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

BETH WORTH
Notary Public, State of Utah
Commission # 711995
My Commission Expires
May 23, 2024

Notary Public
Commission Expires: 5/23/24

EXHIBIT A

Lots 7 and 8, SANDSTONE FIELDS SUBDIVISION, according to the Official Plat thereof, on file and recorded May 4, 2022 as Entry No. 20220024807 in the Office of the Recorder of Washington County, State of Utah.

For Informational Purposes: TAX ID NO. H-SSF-7 and H-SSF-8

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PSP-14
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Brittany Johnson, Uncommon Architects
Agent:	Darin Mano, Architect
Request:	Approval of a Preliminary Site Plan
Location:	4300 W Dixie Springs Dr
Zoning:	R1-10
General Plan Map:	Single Family

Discussion:
The applicant has filed a preliminary site plan for a LDS meetinghouse/stake center along Dixie Springs Drive. This consists of Lots 7,8, and 22 of the Sandstone Fields subdivision.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Need to limit access to Dixie Springs Drive
2. **Power:** Dixie Power area. No comments received.
3. **Water:** Water line will need to be looped from Dixie Springs Drive to Foster Drive with 8" ductile iron pipe through the parking lot.
4. **Street:** Is the plan to pipe the storm drain from Foster Dr to the back box on property? Are they filling in the open channel currently existing?
5. **Sewer:** No active sewer in Dixie Springs Drive. Will need to connect to the sewer in the adjacent subdivision.
6. **Engineering:** Single full-movement access allowed from Dixie Springs Drive must be 500' minimum from the other accesses/streets centerline to centerline on the same side of the road and aligned or 220' minimum offset from the accesses/streets center line to centerline on the other side of the road. Are pedestrian access routes from 2700 S, 2740 S Cir, or 2780 S Cir possible either through access easements from neighbors and a path? The parcel to the north is owned by the Sandstone Fields developer and it should be subject to a 25' PUE on the west side. Lot 8 was Sandstone Fields detention area, how will it be replaced? Will the existing irrigation and culinary

water remain? If so, should each have an address for billing? Applicant should coordinate with water department and GIS. Where will the building get metered water from? It appears a water meter for Lot 22 wasn't considered with the subdivision.

7. **Fire:** Okay
8. **Phone:** Add Centurylink notes for construction drawings
9. **Cable:** No comments
10. **Gas**: No comments
11. **Water Conservancy:** Okay with moving access and gate on south side of Dixie Springs Drive if full cost is paid by developer, including gate and fence modifications and gravel to actual driveway paid by developer. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. The proposed use is a permitted use in the R1-10 zoning.
2. Parking Requirement: Per HCC 10-34-10

Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat

3. The Planning Commission should require a full parking analysis with the final site plan.
4. Landscape: Hurricane City code requires that a landscape buffer of 10’ wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

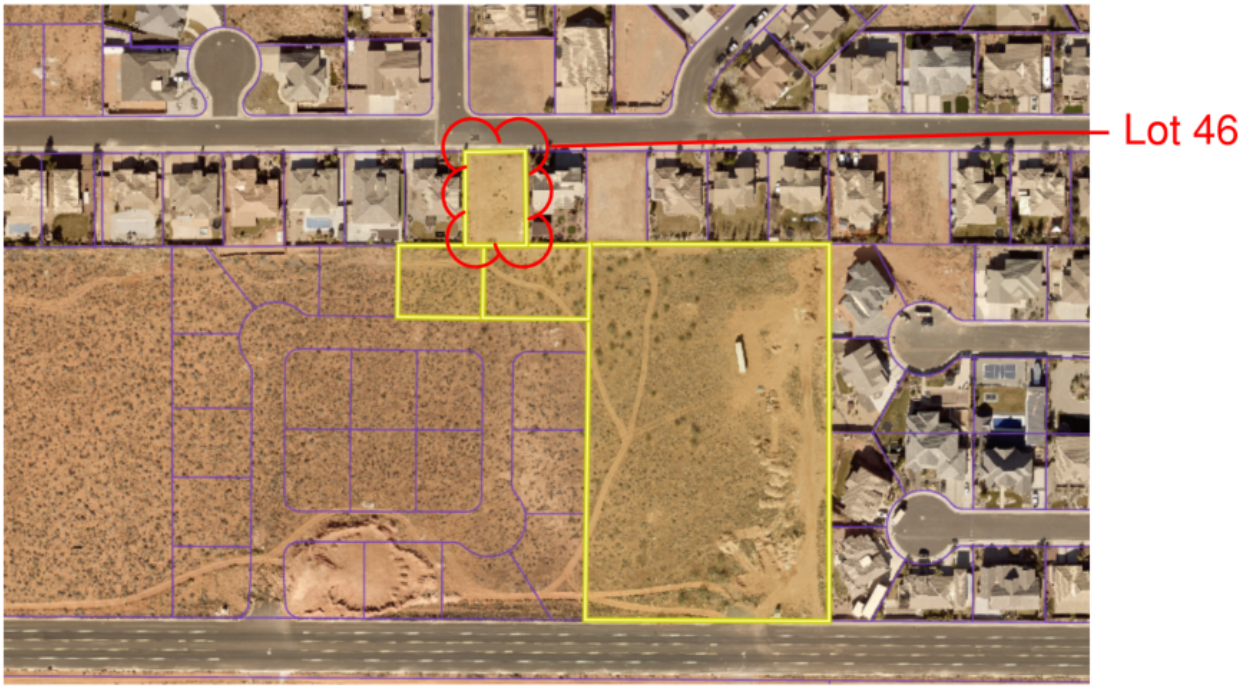
1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

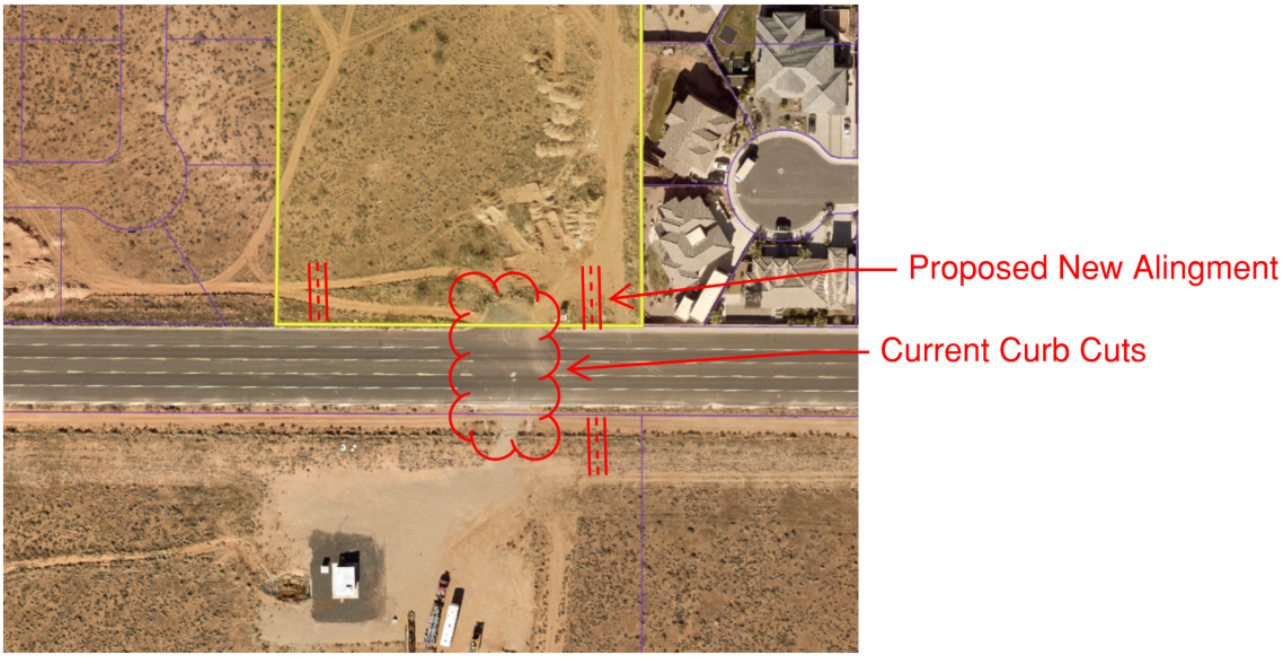
3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

a. A full landscape plan will be required with the final site plan. The required landscape buffers are shown.

5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. Dixie Springs Lot 46 is undeveloped and could be used as additional access to the property if the current property owner agrees. This would be good for connectivity to the site and the overall neighborhood. The site has accesses from Dixie Springs Drive and Foster Drive so another access is not required under code.

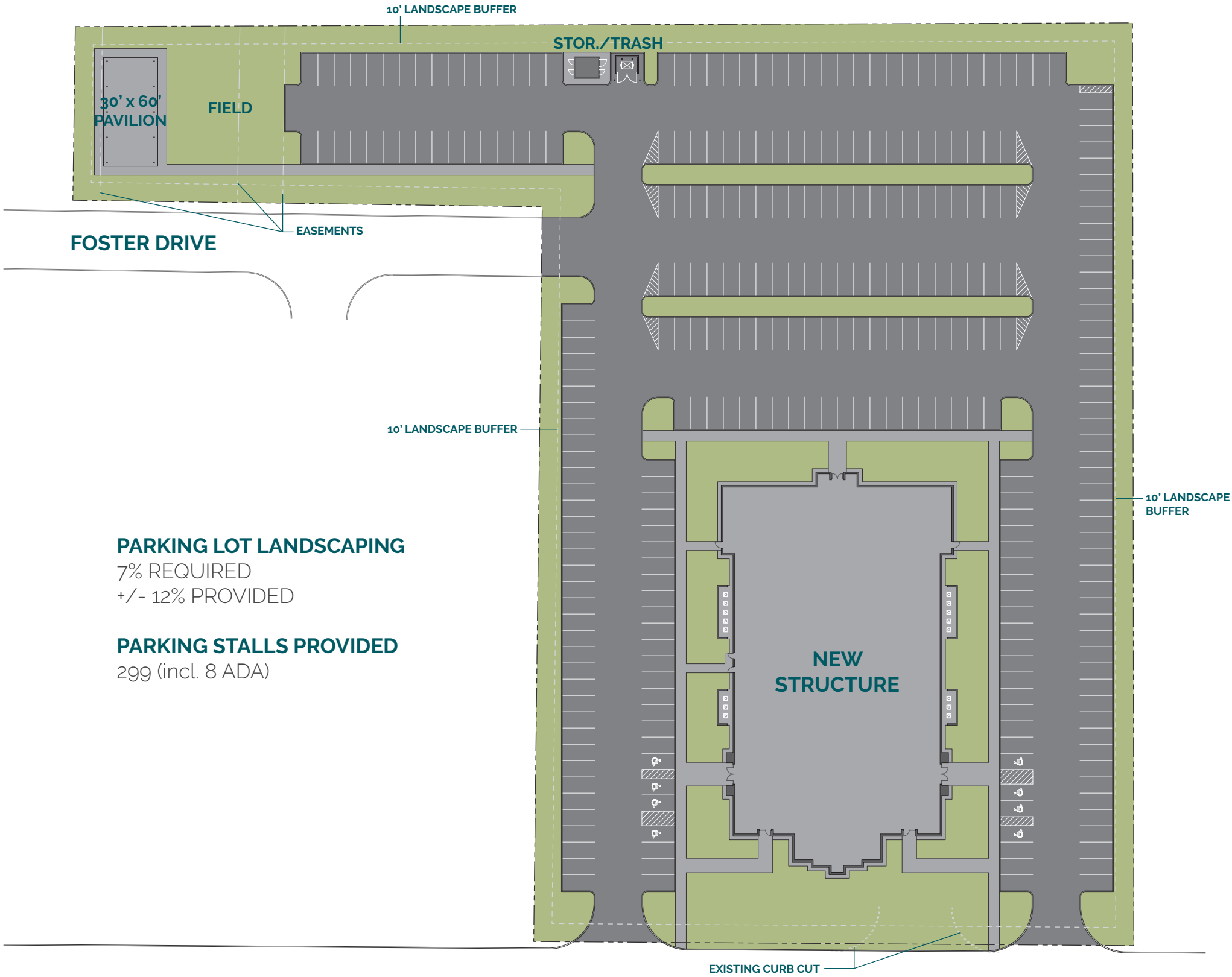


7. As mentioned above the driveway placements do not comply with the Transportation Master Plan, in deference to the normal traffic impacts of church buildings staff is okay with this plan as long as the applicant moves the driveway on the south side of Dixie Springs Drive that is currently used to access the Water Conservancy District well building to match what they are proposing. The Water Conservancy District has stated they do not object to this change.



8. As seen in the parcel map above there are currently three parcels on site. An amended final plat would be needed to combine them. There is no known requirement in city code for the applicant to do this.
9. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan subject to JUC and staff comments.



PARKING LOT LANDSCAPING
7% REQUIRED
+/- 12% PROVIDED

PARKING STALLS PROVIDED
299 (incl. 8 ADA)

uncommon architects

SITE PLAN | 5/3/2023
HURRICANE WEST | **1/64"=1'**

VR PROPERTIES

5/15/23

To Hurricane City,

This letter is regarding our vacation rental property on the corner of 83 E State. It has been requested of us that we have an office and an onsite manager for the property 24 hours a day. We would like to formally request that the city consider allowing us to have an onsite manager only during the daytime hours of 8am-4pm (8hrs per day), or, if the city deems it necessary, from the hours of 8am-10pm (14hrs per day). We have space in one of the existing structures that is used for storage that could be used as an office so this part of the request should be no problem. Ultimately, we will comply with the city's decision on this matter but please consider the following items while reviewing our request.

1. Our business was set up to run without an onsite manager. All booking and communication is done virtually or over the phone to create a self-service appeal for the guests. They can show up and check themselves in at any time without needing assistance. We also have cameras all over the property to keep an eye on things. Cleaners and maintenance people are available at all times including the maintenance manager who lives a few blocks down the street. The maintenance manager is already on site M-F from 8am-4pm.
2. It would create a financial burden for the business to have to have a 24 hour staff 7 days a week. Our project is already way over budget. We have had to comply with a lot of new rules that other similar businesses have not such as fire sprinklers and asphalt driveways. We also have to move a power line that was not originally known to us. Those things along with additional dirt, retaining walls, and high construction costs through covid have increased costs by about $200k over the original budget so far.
3. A nighttime employee would have nothing to do. We've been doing this for a couple years. Our guests have simply not needed anyone onsite at night and don't need help checking in. An employee staffed at these hours would just cost money and would probably sit in a chair playing games and trying to stay awake. As mentioned before, if we ever did need someone there, we have a manager down the street.
4. Noise is not a problem. It has been mentioned that the city may be concerned about partying or noise complaints. Our property does not border any residences. We are also right across the street from the Maverick gas station which is about the noisiest location in town. We do not allow parties and, to date, have had no complaints.
5. We are not a traditional Hotel. Hotels generally have 100s of rooms and do not do self-serve check-ins. Their needs are different than ours. The city has 100s of vacation rental properties that do not have 24/7 staffing. Hurricane has us currently classified as a Hotel but we do not feel like we fit that definition. Maybe we should have a different classification that has different rules.

In short, we see a great benefit to having a good relationship with the city and have complied with all requests thus far. Being able to run our business as it was built to run would help us stay on budget and ensure that our new business is profitable. We appreciate your consideration.

Respectfully,

1729 E Kramer St, Mesa, AZ 85203
Vrproperties10@gmail.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**05/25/2023**
Application Number:	2023-PSP-09
Type of Application:	Preliminary Site Plan Application
Action Type:	Discussion
Applicant:	VR Properties LLC
Agent:	Chris Pearce
Request:	Discussion about the onsite management plan
Location:	83 E State
Zoning:	GC
General Plan Map:	Downtown

Discussion:

The applicant has submitted a letter to the Planning Commission (attached) with a proposed management plan for the updated site. Under Hurricane City Code on-site management is required for short-term rental complexes with four or more units. The applicant currently has 3 cabins and rents out the two homes on the units. These are licensed and have been "grandfathered" in and are not required to meet this standard as the site is currently being used. The trigger for the requirement is the expansion of use on the site with the proposed additional units.

The requirement for onsite management at these types of facilities was recently approved by the City Council. Any transient lodging facilities with four or more units in a commercial zone would need to meet the following standard:

> *Sec. 10-51-3. Management A. Each Bed and Breakfast Inn, Boarding House, Hostel, Hotel, or Motel must maintain a management office on the premises at all times that is under the immediate supervision of a manager or attendant.* ***The management office shall remain continuously open and staffed whenever guests are registered or present or when the facility is open to receive guests.***

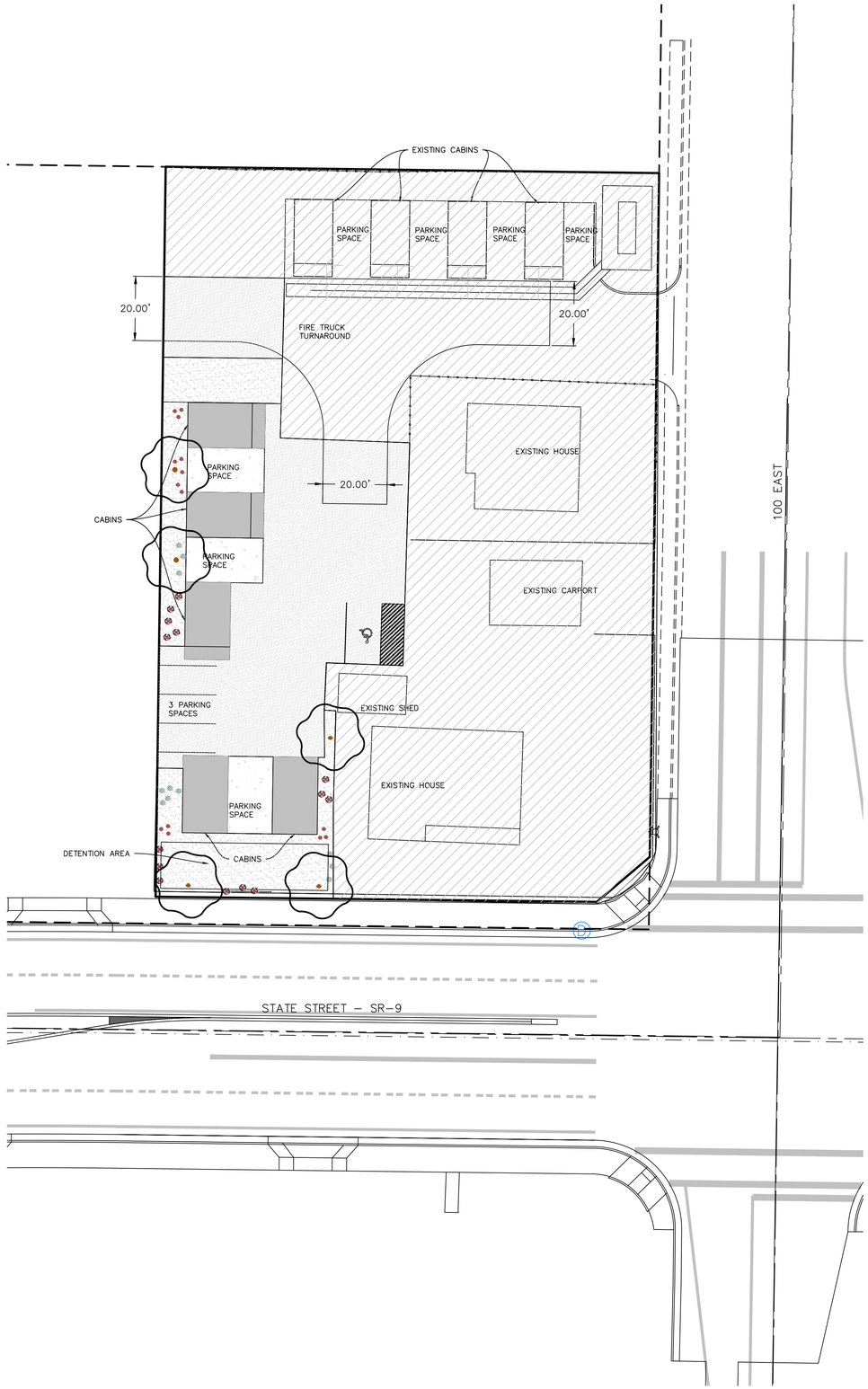
The applicant is arguing that the use does not require onsite management as required by code. This code was recommended by the Planning Commission and approved by the Council to ensure that larger short-term rental developments and hotels and motels are held to the same standard.

You can see the full ordinance at the following link:
https://library.municode.com/ut/hurricane/ordinances/code_of_ordinances?nodeId=1210570

Staff Recommendation: Staff recommends that the Planning Commission advise the property owner to follow the code and indicate to the applicant that onsite management will be required as part of the final site plan and business license application.

LANDSCAPE & LIGHTING

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

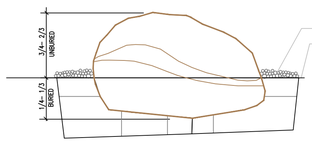


PARKS DEPARTMENT NOTES

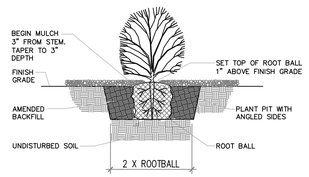
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTANED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES , TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

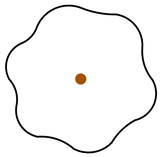


BOULDER PLACEMENT DETAIL (A)
NOT TO SCALE



SHRUB PLANTING DETAIL (B)
NOT TO SCALE

PLANTING LEGEND



'RED PUSH' PISTACHE 24" BOX
PISTACIA X 'RED PUSH'

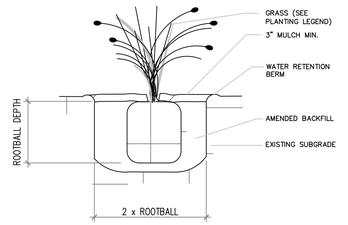
'PINKIE' INDIAN HAWTHORN
RHAPHIOLEPIS INDICA 'PINKIE'

RED YUCCA
RED HESPERALOE

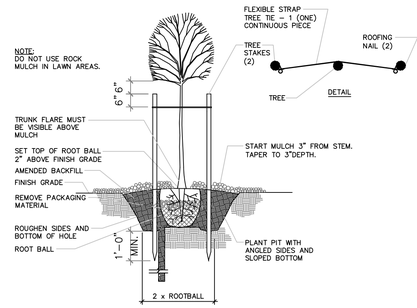
'REGAL MIST' PINK MUHLY GRASS
MUHLENBERGIA CAPILLARIS 'LENCA'

GRASS AREA

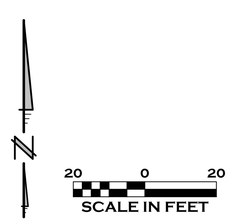
GRAVEL AREA



ORNAMENTAL GRASSES PLANTING (C)
NOT TO SCALE



TREE PLANTING AND STAKING (D)
NOT TO SCALE



NO	DATE	APPROVED BY	REMARKS
REVISIONS			

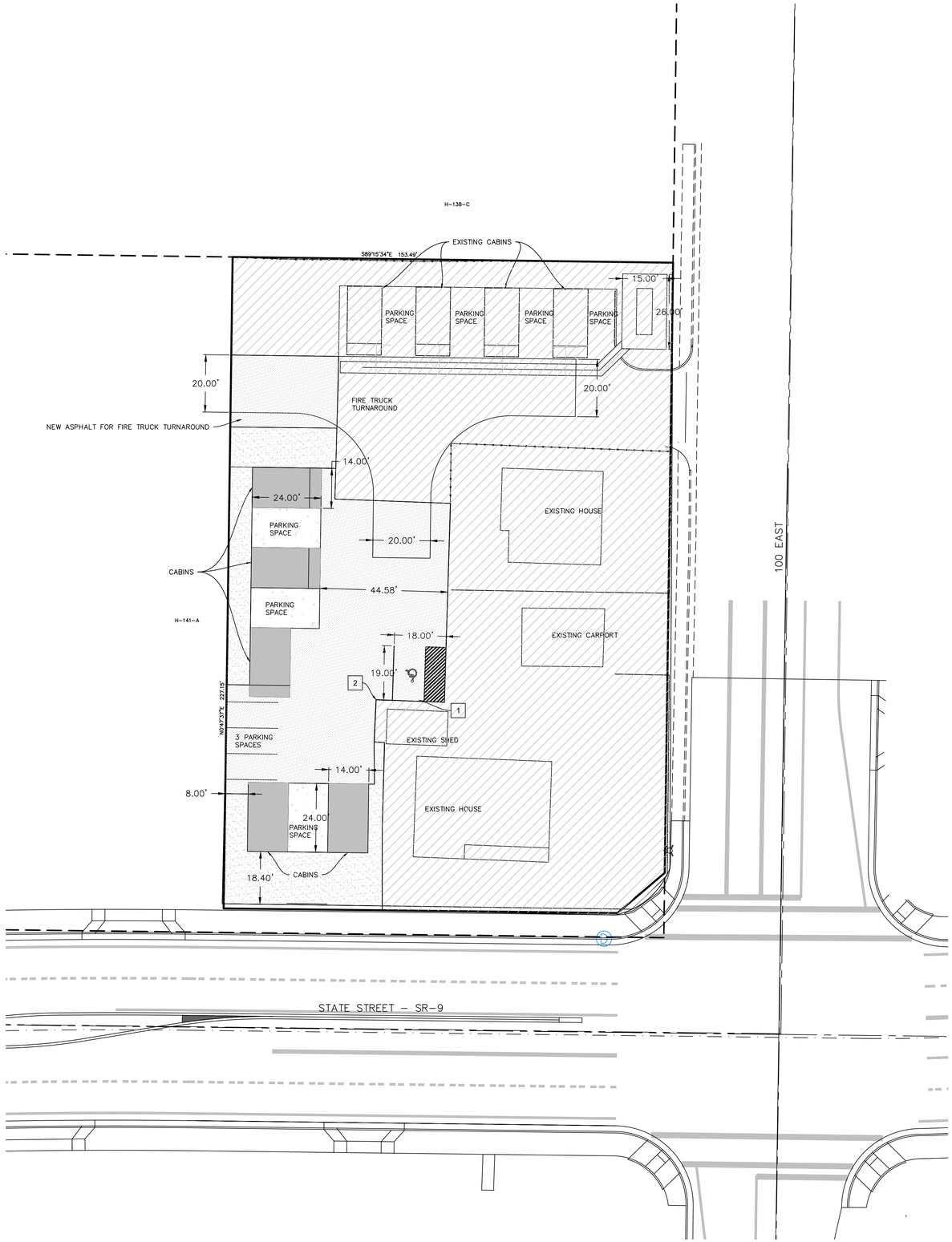
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

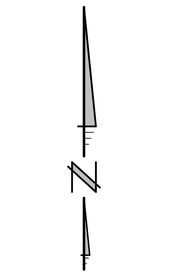
LANDSCAPE & LIGHTING
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T.42 S, R.14 W, S.L.B&M

FILE NAME: 1905-0491
DATE: 4/26/2023
CHECKED:
SCALE: 1"=20'
SHEET 5 OF 6

SITE & DIMENSION

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH





20 0 20
SCALE IN FEET

CONSTRUCTION NOTES

1. INSTALL VAN ACCESSIBLE SIGN
2. CMU BLOCK WALL

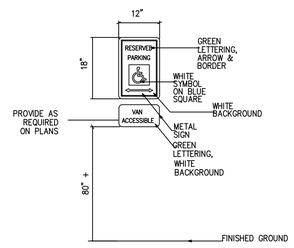
LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED ASPHALT
- LANDSCAPE AREA
- CONCRETE PARKING AREA
- PROPOSED CABIN

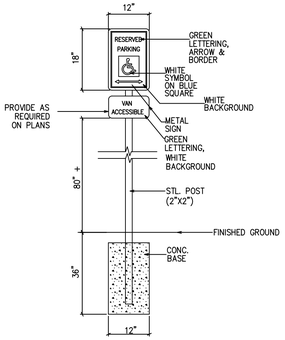
PARKING REQUIREMENTS

DESCRIPTION	UNITS	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
2 SPACES PLUS 1 SPACE PER UNIT	5	7	7	7*

* INCLUDING 1 VAN ACCESSIBLE SPACE



BUILDING MOUNT
ACCESSIBLE SIGN DETAIL
N.T.S.



ACCESSIBLE SIGN DETAIL
N.T.S.

REVISIONS

NO	DATE	APPROVED BY	REMARKS

RATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
TEL: (435) 635-2329 FAX: (435) 635-5765

SITE & DIMENSION
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T 42 S, R 14 W, S.L.B&M

FILE NAME: 1905-0491
DATE: 4/26/2023
CHECKED:
SCALE: 1"=20'
SHEET 2 OF 6

Update 5/25/2023: Staff has not had time to make any major changes to the draft ordinance below. Staff has been studying other cities in Utah's inclusionary zoning ordinances and has some ideas to move forward. The plan is by meeting time we have some changes with regards to single family home standards, nonprofit builders, and long term enforcement of affordability.

CHAPTER 52. INCLUSIONARY ZONING (Draft)

Sec. 10-52-1. Purpose.

The purpose of this chapter is to encourage the development and preservation of residential units affordable to those making less than the Washington County Area Median Income (AMI).

Sec. 10-52-2. Applicability.

The incentives within this chapter can apply to all new residential developments in the R1-6, RM-1, RM-2, RM-3 zoning, and Planned Development Overlay.

Sec. 10-52-3. Definitions

Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

Affordable Housing Development means any housing project that reserves 10% of units by deed restriction as Affordable Housing

Sec. 10-52-4. Development standards;

A. Development Incentives. Affordable Housing Developments that provide affordable units based on the terms of this chapter shall qualify for the following development incentives:
B. Density Bonus: Affordable Housing Developments shall
    1. Base Density. Base density for an Affordable Housing Development shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zones.
        a. Yield Plan. The applicant shall provide a yield plan as part of the Affordable Housing Development application. The applicant shall prepare a yield plan that reflects the total number of units that the development would be able to build under base zoning standards.

b. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present or future City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 30 percent.
c. The Zoning Administrator shall review the yield plan and check for compliance and make a recommendation to the land use authority if the yield plan represents an accurate number of units based on the underlying zone. The Land Use Authority shall approve, approve with conditions, or deny the yield plan based on the standards within City code.

2. Density Bonus. Affordable Housing Developments shall receive a maximum of 20% density bonus based off the base density as shown in the yield plan.

C. Setbacks. Affordable Housing Developments shall meet the following setbacks except for in Planned Commercial developments.

DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

Lot standards:	

Average lot area	n/a
Maximum density per acre	See underlying zone
Building standards:	
Maximum height, main building[1]	See underlying zone

Maximum height, accessory building[1]	See underlying zone
Building coverage	50 percent per site plan
Distance between buildings	10 feet
Setback standards - front:	
Any building - pedestrian entrance	15 feet
Garage or parking building[3]	25 feet
Setbacks - rear:	
Main building	10 feet
Accessory building, including private garage3[2]	See note 3
Setback standards - interior side yard:	
Main building	10 feet
Accessory building, including private garage[2]	See note 2

Setback standards - street side yard:	
Main building	15 feet
Accessory building, including private garage[4]	See note 4
Parking	See note 5

Notes:

1. Except a greater height may be approved subject to a conditional use permit
2. If located at least 10 feet from the main building, 32 feet.
3. If located at least 10 feet from the main building, 5 feet.
4. If located at least ten feet from the main building, two feet. Otherwise, same as the main building. No accessory building shall be built within a public utility easement.
5. Off-street parking standards in 10-34 of this title must be met.

D. Impact Fee Reduction. Affordable Housing Units shall only be charged 50% of each of the City's adopted impact fee

Sec. 10-52-5. Duration and requirements of affordability.

A. Affordable Housing shall be restricted and meet the following qualifications.
    1. *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.
    2. *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

B. Audit. Property owners and development management shall allow the City or its representative to conduct a yearly audit on all Affordable Housing Developments to ensure

compliance. For rental developments, developers shall keep sufficient records to prove compliance and that each Affordable Housing unit is complying with the terms of this chapter.

Hurricane Planning Commission
Meeting Minutes
April 27, 2023

Minutes of the Hurricane City Planning Commission meeting held on April 27, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Planning Commission Business:

1. Discussion on inclusionary zoning

Stephen Nelson reported that staff met with builders and state and local authorities who have worked with inclusionary zoning. The presented draft reflects changes from those conversations. He explained that Hurricane City's Moderate Income Housing Plan recommends incentivizing developers to develop a percentage of their development as affordable housing. The incentive in the presented draft applies to new residential in R1-6, RM1, RM2, RM3, and planned development overlays. However, single-family zoning could be added to the ordinance. Mr. Nelson reviewed the definition and explained the incentives in each section.

Rebecca Bronemann asked if the city budget subsidizes the incentives. Mr. Nelson reported that the city has the power under State Law to wave impact fees for units that meet specific affordability criteria. Brad Winder questioned if impact fees will be increased for others to cover the additional money that would have been collected from developers. He expressed concern that incentivizing is the opposite of a free market. Shelley Goodfellow feels that after the deed restrictions expire, housing affordability will become an issue again. Mr. Nelson reported that the deed restriction could be extended up to fifty years or the lifetime of the building. He will bring the ordinance back to the Planning Commission to review after adding single-family zoning.

2. Legislative Update

Stephen Nelson presented the slide show made public at the Utah Legislative session. Nineteen bills were passed on land use amendments. Changes were made to the moderate-income housing plan, requiring the adoption of different strategies and timelines for reporting. Preliminary plats must be reviewed within fifteen days, and the final plat must be reviewed within twenty days. There is a maximum of four review cycles during the construction drawing process. Mr. Nelson noted that there are exceptions to the review cycle requirements. Residential roadway widths, landscape

bonding, and business license requirements for food trucks are some of the changes that will impact Hurricane City.

6:00 p.m. - Call to Order

Roll Call – Rebecca Bronemann was excused from the meeting at this time.

Pledge of Allegiance by Brad Winder

Prayer and/or thought by invitation from Shelley Goodfellow

Declaration of any conflicts of interest

ELECTION OF A NEW CHAIRPERSON – moved to the end of the meeting.

Public Hearings

1. A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions.

Multiple comments were submitted and are attached to the end of these minutes.

Larry Whiting is speaking on behalf of his neighbors. He and his wife have lived in their home for seventeen years. They strongly oppose this zone change and have gathered 401 signatures against this petition. This will reduce property values, create unsightly and noisy conditions, and cause parking congestion on the narrow streets. He read a statement from the Assistant Manager of the Golf Course.

Scott Clausen agrees with what was previously shared. He was on a Home Owners Association board for six years in Summit County and reported that noise, litter, trespassing, and parking concerns were some of the primary issues caused by short-term rentals.

Roy Moffat feels Perry Homes has taken the charm and beauty from the subdivision. To build this development, they removed a part of tee five on the golf course. Two years ago, Perry Homes promised that the dirt and dust would be taken care of. However, this has never happened. This is an opportunity for a company to overcome its financial debt by changing the zoning to sell its properties.

Eric Sorenson feels the streets are too narrow to accommodate this proposal and asked the Planning Commission to deny the application. They bought their home expecting the property to remain R1-8.

Clelen Tanner stated that the voting citizens of Hurricane City have no responsibility to save Perry Homes from its poor business decisions.

Brenda Luis's backyard faces 600 North. They bought their house eleven years ago as a second home. Eagle Pointe has ruined the views of Pine Mountain, the road is too narrow to accommodate the existing traffic, and there are already issues with short-term rentals in the neighborhood.

Stephen Daniels is an employee of Hurricane City Golf Course. He reported that the golf course is very busy and questioned why the developer stated that the golf course does not generate business. He asked how the increased parking would be accommodated.

Richard Eastman feels that this will ruin the golf course. The developer should have developed a better marketing plan.

Debbie Sorrano feels that if this is approved, it will set a precedence for other developers. She asked the Commission to side with the residents.

Lisa Reed read a prepared statement.

Fred Hernandez stated that the Planning Commission represents the citizens, not the developers.

2. A Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI.

No comments

3. A Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.

A comment from Interstate Homes is attached at the end of these minutes.
No further comments.

4. A proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain stormwater from 10-year storm events.

No comments

OLD BUSINESS

1. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.

Stephen Nelson explained that this item was continued due to concerns regarding landscape requirements, onsite management, and fire turnarounds. The applicant has provided an updated landscaping plan and has committed to having onsite management. The fire district has yet to confirm that the fire turnaround is sufficient. However, staff recommends approval subject to staff and JUC. Shelley Goodfellow asked how onsite management is enforced. Mr. Nelson explained that onsite management is enforced during the business licensing process.

Paul Farthing motioned to approve 2023-PSP-09 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. 2023-APP-02: Discussion and possible approval of an amended parking plan for Carlson Distributing located at 451 N Old Highway 91. Eric McFadden Applicant.

Stephen Nelson reported that Carlson Distributing is expanding its warehouse. The applicant has provided a parking study showing that the proposed parking is adequate for the expansion.

Brad Winder motioned to approve 2023-APP-02 as presented. Shelley Goodfellow seconded the motion.

2. 2023-ZC-09 2023-PSP-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions. Perry Development Applicant. Greg Sant Agent.

Stephen Nelson reported that this development is already approved. The current entitlement is for long-term residential use. The applicant is requesting approval to add short-term rentals to the development. The vote tonight will not change the entitlement of units on the site plan. Greg Sant reported that the preliminary plat was approved for 345 units. This request pertains to eighty-eight units. Mr. Sant asked Jeremy Pickering how many traffic lanes are planned for 600 North. Jeremy Pickering reported that 600 North would be a three-lane minor arterial road. It is anticipated that 2800 West and 700 West will relieve the pressure on 600 North. Mr. Sant asked if the right of way could accommodate four lanes. Mr. Pickering explained that the current model does not indicate 600 North needs more than three lanes. Mr. Sant reported that long-term rentals average seven to eight trips per day, whereas short-term rentals average three to four.

Mr. Nelson agrees that long-term rentals generate seven to eight daily trips. Currently, no studies can be relied upon to account for trips generated by short-term rentals. Shelley Goodfellow stated that Hurricane City has 5,250 approved recreation resort units. The Planning Commission's purpose is to review the four criteria of a zone change. Mrs. Goodfellow feels that the proposed amendment is not harmonious with the overall character of the existing development and affects the adjacent property. Paul Farthing agrees with everyone’s sentiment. He noted vacation rentals in Copper Rocks, Sand Hollow, and Coral Canyon. These units are being built around a golf course, and with good onsite management, this development could work. Michelle Cloud agrees with Shelley

Goodfellow and points out that the Moderate Income Housing Plan suggests limiting the growth of resorts. Mr. Sant stated that only seven percent of the approved recreation resort units are complete. The remaining ninety-three percent have not broken ground yet.

Michelle Cloud motioned a recommendation of denial of 2023-ZC-09 and 2023-PSP-08 to the City Council with the finding that it does not meet the general plan standards, is not harmonious with the surrounding development, will impact the area, does not meet the requirements of rezoning to property of recreation resort. The subdivision was not designed with the standards of recreation resort zoning in mind. Brad Winder seconded the motion. Roll Call – Kelby Iverson, Paul Farthing, Shelly Goodfellow, Brad Winder, and Michelle Cloud – aye. Unanimous.

3. 2023-ZC-11 2023-PSP-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as t e location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSl. Brent Moser applicant. Karl Rasmussen Agent.

Stephen Nelson reported that the Planning Commission needs to consider staff's recommendations for the site plan and determine whether planned commercial is an appropriate zone for these locations. Brent Moser reported that the phases in this application model the strategies of attainable housing. He listed the amenities in the commercial aspect of the development. Shelley Goodfellow asked for clarification of the zoning boundaries. Mr. Nelson explained the location of the planned and neighborhood commercial.

Paul Farthing motioned a recommendation of approval of 2023-ZC-11 and 2023-PSP-09, subject to staff and JUC comments. Shelley Good Fellow seconded the motion. Unanimous

4. 2023-LUCA-02: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.

Stephen Nelson reported that the JUC does not support model homes/units. He explained that the Planning Commission can make a recommendation based on the presented proposal or make a recommendation to remove the model home ordinance. The JUC's recommendation is to remove the model home ordinance. Paul Farthing asked for clarification of the JUC objection. Mr. Nelson explained that the JUC feels allowing a model home makes it challenging to manage development as utilities are brought into the subdivision.

Greg Sant reported that per State Law if the improvement bond is posted and the building and fire code safety guidelines are met, the City must issue the permit. Dayton Hall explained that state code addresses the building permit period, not model homes. Paul Farthing feels there are benefits to model homes. Jeremy Pickering shared the reasonings for his opposition to model homes. Mr. Nelson and the Planning Commission discussed adding a section requiring the model home to be

reflected on the construction drawings. The drawing will be reviewed and approved by the JUC before issuing the building permit. Kelby Iverson asked if this proposal addresses JUC concerns. Mr. Nelson stated that it does not address all of the JUC concerns.

Shelley Goodfellow motioned a recommendation of approval of 2023-LUCA-02 to the City Council as amended with Subsection E. Michelle Cloud seconded the motion. Unanimous.

5. Discussion and consideration of a recommendation to the City Council on a proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain stormwater from 10-year storm events.

Stephen Nelson reported that this amendment was brought forward in response to the extraction overlay for Washington Conservancy Districts' clay pit. As part of the zone change, Hurricane City and the Conservancy District are working on an agreement regarding the maintenance of the property and eventual dedication to the City. Within that agreement, the Conservancy District asked Hurricane City to increase the stormwater detention standards. The clay pit is the lowest point in the area, and they are concerned about water contamination. Jeremy Pickering reported that a stormwater impact assessment is the standard procedure for development and explained the difference between retention and detention. Frog Hollow Basin is a large geographical area, and this will significantly impact those who are required to follow this.

Kelby Iverson reported that during the first conversation with the Water District, it was indicated that the clay pit would be a type of drainage pond. Two weeks later, the Water District returned with this proposal that will affect every home in the Bench Lake area. Dayton Hall explained that the Water District requested an agreement guaranteeing the district's clay extraction. The city's position was that the district needed an extraction overlay to accomplish this. In return for the zone change, the district offered to give the city property for four master-planned roadways and asked the city to require future developments in the Frog Hollow basin to retain their ten-year storm event. Mr. Iverson feels opposition to changing the standards to accommodate the Water District.

Shelley Goodfellow feels this is a result of the new developments in this area, and this was her primary concern when Balance of Nature presented its application. Initially, they stated that they would take care of their water retention. Now Balance of Nature wants to push the problem onto the Water District, and the district's solution is to push the problem onto future developments. She understands why the Water District does not want the water coming into the pit, but she believes Balance of Nature should be held to its commitment. Mrs. Goodfellow recommends continuing the item to allow the Planning Commission to review the amendment thoroughly. Mr. Pickering clarified that the Planning Commission is concerned that the impact on neighboring developments is disproportionate to this request. Karl Rasmussen reported that the roadway dedications are necessary to build utilities in this area. Delaying this will affect what the Water District and Balance of Nature are trying to accomplish.

Paul Farthing motioned a recommendation of approval to the City Council. Michelle Cloud seconded the motion. Roll Call. Michelle Cloud and Paul Farthing – aye. Shelley Goodfellow, Brad Winder, Kelby Iverson, and Mark Sampson – nay. Motion fails

Shelley Goodfellow motioned to continue the item until the Planning Commission has more details on the size of developments required to do runoff, the amount that will be retained based on that, and the sub-basin locations. Brad Winder seconded the motion. Kelby Iverson, Brad Winder, Shelley Goodfellow, and Mark Sampson – aye. Paul Farthing and Michelle Cloud – nay. Motion carried.

6. 2022-PP-14: Discussion and consideration of a possible approval of an extension of the preliminary plat for Cordero Phase 2, a 40-lot single family subdivision located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.

Stephen Nelson reported that construction drawings have not been approved due to inadequate services. The application requests to renew the preliminary plat to continue when the facilities arrive. Brant Tuttle reported that sewer and water are available at the location, and developers are working with the power department.

Paul Farthing motioned to approve an extension for 2022-PP-14, subject to the original conditions and a stipulation that construction drawings will not be signed or approved until adequate infrastructure is in place. Brad Winder seconded the motion. Unanimous.

7. 2023-PSP-10: Discussion and consideration of a possible approval of a preliminary site plan for Access Scuba, a scuba shop and medical office complex located at SR-9 and Rlington Parkway. Kade Beatty- Desert Edge Architecture Applicant.

Scott Gilbert with Desert Edge Architecture explained the application. Stephen Nelson reported that the packet did not include the updated site plan, which addressed the intersection's realignment as staff recommended. He reported that traffic movement concerns can be addressed during the construction drawing process.

Shelley Goodfellow motioned to approve 2023 PSP-10 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

8. 2023-AFP-10: Discussion and consideration of a recommendation to the City Council on an amended final plat for Fairgrounds Lots 25-29 located at 368 S Commerce St. Bill West Applicant. Pratt Engine ring Agent.

Stephen Nelson reported that the staff has no concerns with the application.

Kelby Iverson motioned a recommendation of 2023-AFP-10 to the City Council subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

9. 2023-PP-13: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jacolenne Properties, a 12-lot subdivision located at 1280 W and 4620 S. Patrick & Amy Jacolenne Applicant. Spilker Team LLC Agent.

This application has been withdrawn.

10. 2023-APP-01: Discussion and consideration of a temporary off-site parking plan for Balance of Nature located at 5514 W 290 N. Richard Wedig Applicant

Karl Rasmussen reported that the applicant is expanding the facility and needs additional parking during construction. Stephen Nelson reported the applicant expressed willingness to work with the city to address drainage on the site. He noted that the property owner needs to provide written proof between the property owners to allow this as temporary off-site parking.

Michelle Cloud motioned to approve 2023-APP-01 as long as the applicant provides the written agreement between the two property owners. Paul Farthing seconded the motion. Unanimous.

11. 2023-PSP-11: Discussion and consideration of a possible approval of a preliminary site plan for Chasebrook Hurricane, three retail buildings with drive-thrus located at 136 N 3400 W. Chasebrook Hurricane LLC Applicant. Jay Larsen Agent.

Steven Zonkins explained that the applicant feels this location is ideal for shopping centers and restaurants. He noted that each of the buildings will have a drive-thru. Stephen Nelson does not have any concerns with the application.

Shelley Goodfellow motioned to approve 2023-PSP-11 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

12. 2023-PP-14: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Cliffs, a single-family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.

Stephen Nelson shared that the preliminary plat was approved eighteen months ago. They worked through most of the construction drawing process but never received signatures, and the final plat expired. He noted that the report indicates that some utility companies may have signed off on the plans, but no evidence supports that. The applicant is asking for approval to proceed with their project. Mr. Nelson reported that the applicant has provided a phasing plan to meet water standards, and the layout reflects those changes.

Rick Richardson reported the plat went through the JUC process, and the applicant made the recommended changes. However, they still needed the engineering for the sewer line on 1100 West. While waiting for the last sewer line connection, the economy changed, and the applicant mistakenly allowed the preliminary plat to expire. He reported that the applicant recognizes the Power Department's concerns. However, the Power Department expressed that they could facilitate power to a portion of this development. As a result, the Planning Commission and City Council approved the plan to allow them to move through the construction drawings. He explained that the City Council could approve a preliminary plat to allow an applicant to move forward with an agreement acknowledging that power might not be available. Mr. Nelson noted that Mr. Richardson is referencing approved preliminary plats in this area that are subject to a development agreement.

Kelby Iverson motioned a recommendation of denial of 2023-PP-14 to the City Council due to a lack of adequate infrastructure and facilities. Michelle Cloud seconded the motion. Roll call. Michelle

Cloud, Mark Sampson, Brad Winder, and Kelby Iverson – aye. Paul Farthing and Shelley Goodfellow – nay, based on the prior development agreement between the city and the developer.

Mr. Nelson clarified that the preliminary plat was not subject to a development agreement. Dayton Hall summarized that the preliminary plat was approved eighteen months ago without a development agreement, and the applicant allowed the application to expire. Any commitments associated with that approval expired with the preliminary plat.

Shelley Goodfellow confirmed that the available power capacity in the area is reserved for signed construction drawings, and there is no proof that construction drawings were signed for this application.

Kelby Iverson motioned a recommendation of denial of 2023-PP-14 to the City Council due to a lack of adequate infrastructure and facilities. Michelle Cloud seconded the motion. Roll Call. Shelley Goodfellow, Brad Winder, Mark Sampson, Michelle Cloud, and Kelby Iverson – aye. Unanimous.

Approval of Minutes:

1. April 13, 2023

Brad Winder motioned to approve the April 13, 2023, minutes. Michelle Cloud seconded the motion. Unanimous.

Election of Chairperson

Kelby Iverson motioned for Mark Sampson to remain as Chairperson. Brad Winder seconded the motion. Unanimous.

Mark Sampson appointed Shelley Goodfellow as alternate Chairperson. Commissioners consented by unanimous vote.

Kelby Iverson motioned to adjourn. Shelley Goodfellow seconded the motion. Unanimous.

Adjournment at 9:26 pm

DRAFT